

Regional Planning Commission Transmittal Checklist

Hearing Date
11/06/2013
Agenda Item No.
7

Project Number: R2008-00493-(3)
Case(s): Variance No. 200800014
Environmental Assessment No. 200800039
Planner: Rudy Silvas

- ☒ Factual
- ☒ Property Location Map, Significant Ridgeline Map
- ☒ Staff Report
- ☒ Draft Findings
- ☒ Draft Conditions
- ☒ Correspondence (DPW, Fire, Health, Parks)
- ☒ Environmental Documentation (MND – Initial Study & MMRP)
- ☒ Burden of Proof Statement(s)
- ☒ Photographs
- ☒ Aerial Image(s)
- ☒ Land Use Radius Map
- ☐ Tentative Tract / Parcel Map
- ☒ Site Plan
- ☐ Exhibit Map
- ☒ Landscaping Plans (Preliminary), attached to site plan set
- ☒ Correspondence from other agencies

Reviewed By: 



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER

R2008-00493-(3)

HEARING DATE

November 6, 2013

PROJECT SUMMARY

REQUESTED ENTITLEMENTS

Variance No. 200800014

Environmental Case No. 200800039

OWNER / APPLICANT

Beacontree LLC/Camille Zeitouny

MAP/EXHIBIT DATE

February 2013

PROJECT OVERVIEW

Project proposal to construct a new single story single-family residence within the protective zone of a significant ridgeline which requires a variance. Project site is located within the Santa Monica Mountains North Area Community Standards District (CSD).

LOCATION

2745 Beacontree Lane, Calabasas

ACCESS

Beacontree Lane

ASSESSORS PARCEL NUMBER(S)

4455011013

SITE AREA

3.38 Gross Acres

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains North Area Plan

ZONED DISTRICT

The Malibu

LAND USE DESIGNATION

Mountain Lands 10 (N10)

ZONE

A-1-10 (Light Agricultural – 10 acre gross minimum required area)

PROPOSED UNITS

1 unit

MAX DENSITY/UNITS

1 unit/10 acres

COMMUNITY STANDARDS DISTRICT

Santa Monica Mountains North Area CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Mitigated Negative Declaration (MND) with Mitigation Monitoring and Reporting Program (MMRP)

KEY ISSUES

- Consistency with the Santa Monica Mountains North Area Plan
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.56.290 (Variance Burden of Proof Requirements)
 - 22.56.330 (Variance Required Findings)
 - 22.44.133 (Santa Monica Mountains North Area CSD requirements)
 - 22.24.110 (A-1 Zone Development Standards)

CASE PLANNER:

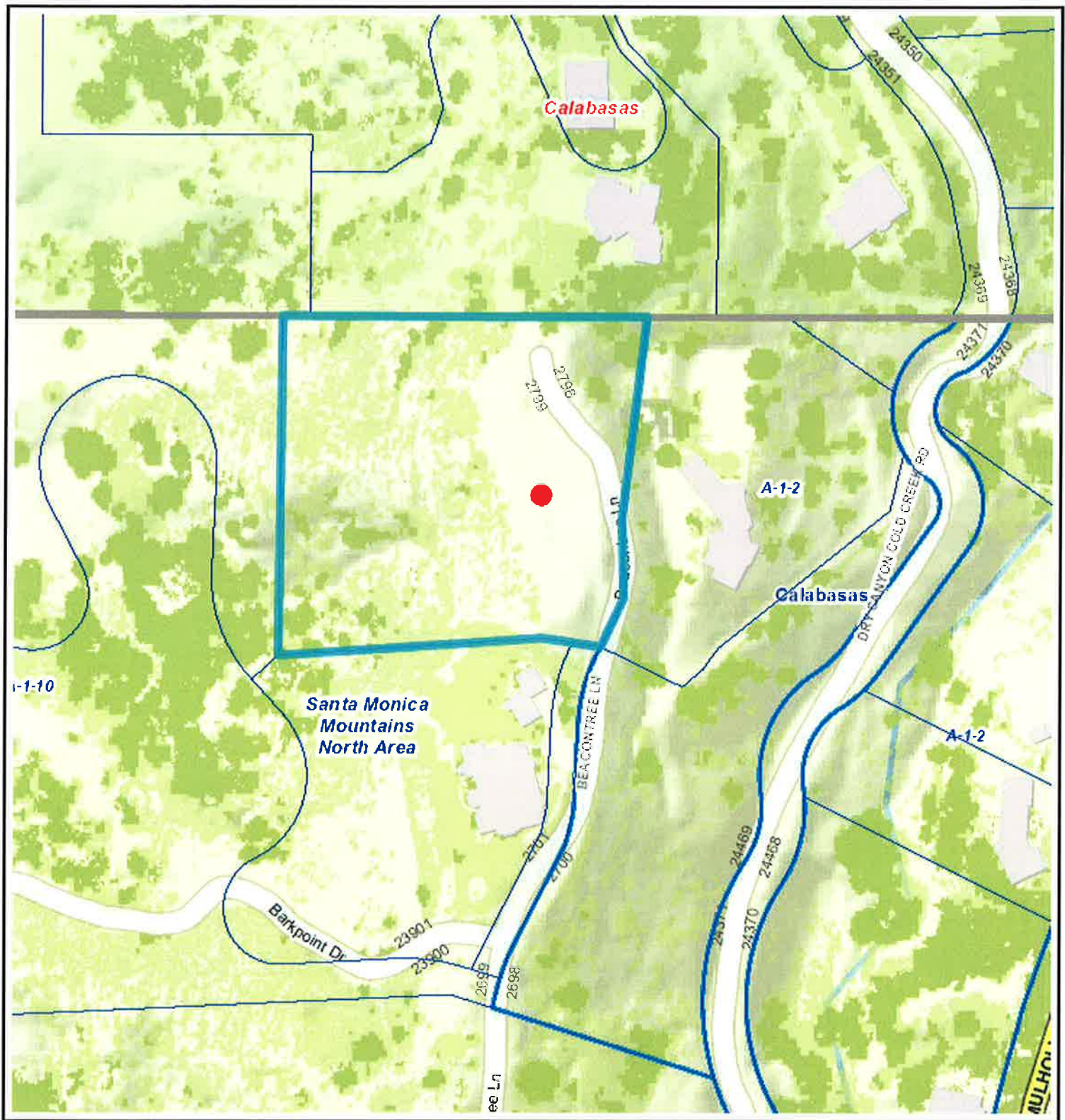
Rudy Silvas

PHONE NUMBER:

(213) 974-6462

E-MAIL ADDRESS:

rsilvas@planning.lacounty.gov



Department of Regional Planning **Beacontree Lane Proposed Residence - R2008-00493**

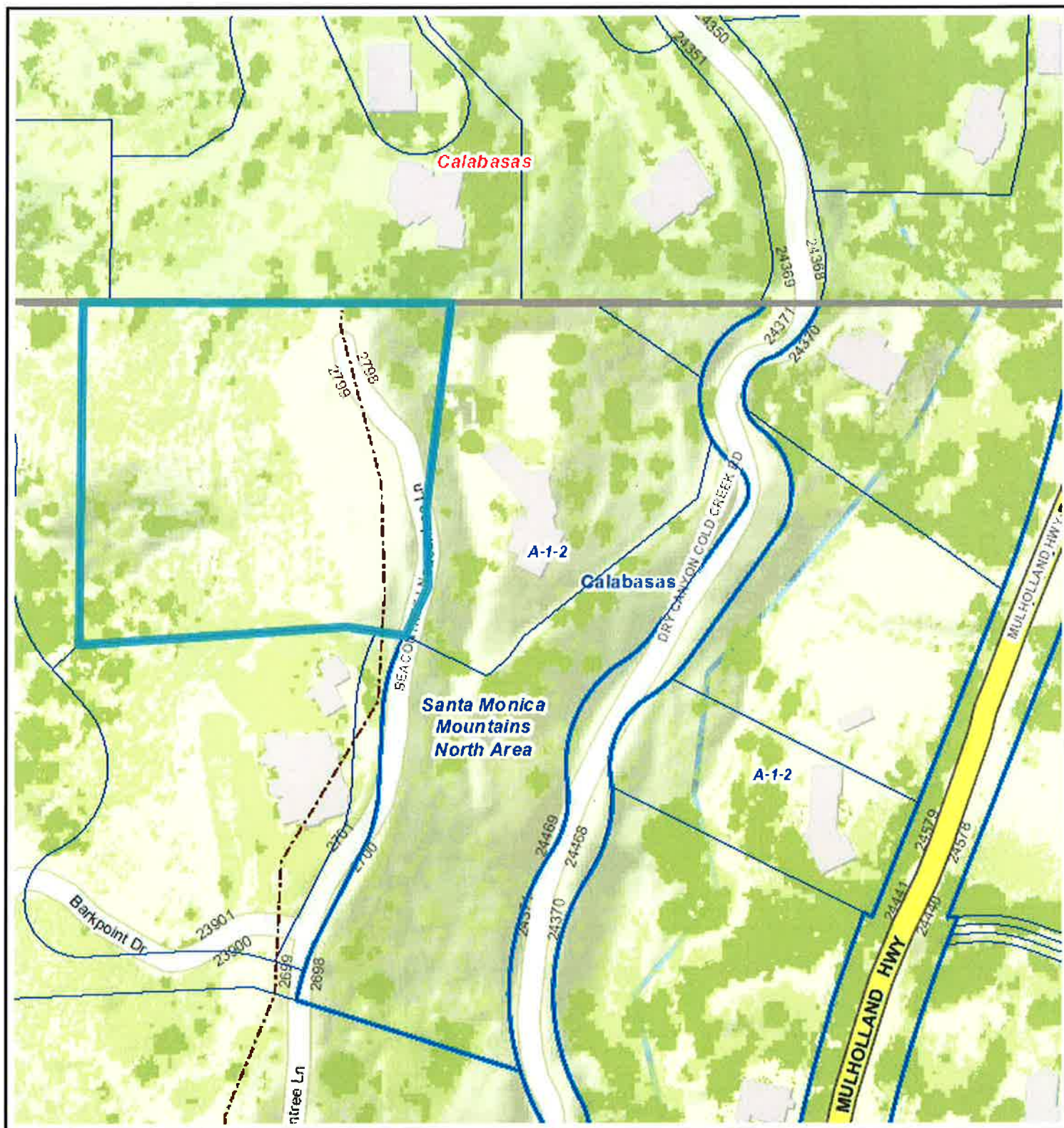
Printed: Sep 26, 2013



0 300
Feet

Copyright 2012 - Los Angeles County Department of Regional Planning, GIS Section. Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.



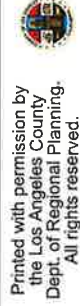
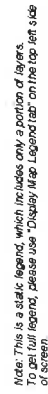


Department of Regional Planning **Delineated Significant Ridgeline - R2008-00493**

Printed: Oct 24, 2013

Copyright 2012 - Los Angeles County Department of Regional Planning, GIS Section. Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.





ENTITLEMENTS REQUESTED

Pursuant to County Code Sections 22.44.133, 22.56.290 and 22.56.330, a variance is requested by the applicant to authorize the development of a new single-family residence within the protective zone of a designated significant ridgeline, located within the Santa Monica Mountains North Area Community Standards District (CSD).

PROJECT DESCRIPTION

The existing site location upon a delineated significant ridgeline, and within the Santa Monica Mountains North Area Plan, is already graded with a pad for development of a single-family residence. The proposed residence will be single-story, with a maximum height of 19 feet – 8 inches, and with an attached three-car garage. A swimming pool and accessory pool house are also proposed. The total footprint for the proposed residence with attached garage is 5,678 square feet, and 248 square feet proposed for the pool house. Minor remedial grading for final site preparation is proposed for 40 cubic yards with all balance on the pad site. The Santa Monica Mountains North Area (SMMNA) CSD, per County Code Section 22.44.133, requires approval of a variance for any structure proposed within the protective zone of a designated significant ridgeline. Although the pad was established prior to adoption of the CSD, no building permits were issued for construction of any proposed residence. The variance is now required to allow development of the proposed residence.

SITE PLAN DESCRIPTION

The site plan depicts property boundaries, the proposed residence, existing pad area, accessory pool house with swimming pool, proposed landscaping, site contours, drainage culvert, septic tank location, existing and proposed easements, and driveway access from Beacontree Lane. A floor plan depicts the single story residence with the attached three-car garage, and a floor plan was also submitted for the single-story pool house. An elevation plan depicts all sides of the proposed residence and pool house, and a roof plan was also provided for both structures. The earth tone colors proposed for the residence and pool house are indicated on the elevation plans.

LOCATION

2745 Beacontree Lane, unincorporated County area of Calabasas, within the Santa Monica Mountains North Area Community Standards District (CSD) and the Malibu Zoned District

EXISTING ZONING

The subject property is zoned A-1-10 (Light Agricultural – 10 acre gross minimum required area).

Surrounding Properties:

North: City of Calabasas
East: A-1-2 (Light Agricultural – 2 acre gross minimum required area)
South: A-1-10
West: A-1-10

EXISTING LAND USE

The subject property is vacant with a graded pad.

Surrounding Properties:

North: Single-family residence
East: Single-family residence
South: Single-family residence
West: Vacant land

PREVIOUS CASES/ZONING HISTORY

The existing pad was created through a grading permit issued by the County and finalized in 2001. Subsequently, Plot Plan No. 200501555 was filed on September 14, 2005, for a new two-story single family residence. The County required a variance be filed of the plot plan applicant, now recognizing that a variance was required for the development of a residence on the subject site due to the adoption of an ordinance on December 7, 2004, to the SMMNA CSD, requiring a variance for development within the protected zone of a significant ridgeline. After withdrawal of the plot plan application, Variance No. 200800014 was filed on March 19, 2008.

In order to determine that the subject property was in compliance with the State's Subdivision Map Act requirements for deeded parcels, the applicant filed Certificate of Compliance on September 15, 1998. The document was approved by the County on October 1, 1998 and recorded in the County Recorder's Office, recorded instrument Number 98-1789208.

Records show the subject property was originally zoned A-1-1 (Light Agricultural – 1 acre gross minimum required area), per Ordinance No. 7310 adopted in 1958 by the County Board of Supervisors, and subsequently re-zoned to A-1-10 (Light Agricultural – 10 acre gross minimum required area) by Ordinance No. 2002-0062Z, adopted in August 2002.

ENVIRONMENTAL DETERMINATION

Staff of the County Department of Regional Planning (DRP) has determined that a Mitigated Negative Declaration, pursuant to California Environmental Quality Act (CEQA) Section 15070, is the appropriate environmental documentation required under CEQA for this project. The project is located in a particularly sensitive environment with wildlife movement on the property, native vegetation, and the natural riparian settings surrounding Stokes Canyon Creek to the west and below the existing pad area, and Cold Creek below to the east.

Mitigation Measures are necessary as part of a Mitigation Monitoring and Reporting Program (MMRP), pursuant to CEQA Guidelines Section 15097, to reduce all potentially significant environmental impacts to less than significant. Mitigation Measures have

been prepared to address impacts to the view shed of the significant ridgeline and aesthetics, biological resources, hydrology and water quality, and utilities and service systems. A mitigation measure for mitigation compliance is also included. A Mitigation Compliance Report is required to be submitted to the County annually to ensure that all mitigation measures, as part of the Mitigation Monitoring and Reporting Program, are properly implemented. *Please see attached Initial Study and Mitigation Monitoring and Reporting Program for project.*

STAFF EVALUATION

General Plan/Community Plan Consistency

The site is located in the (N10) Mountain Lands 10 category of the Santa Monica Mountains North Area Plan, adopted by the County on October 24, 2000, which allows a density of one dwelling unit per ten acres. The land use category specifies that Mountain Lands consist of rolling hillside areas, steep slopes, and isolated remote mountain lands with difficult or no access. These areas are served by winding mountain roads which cannot accommodate a significant traffic increase due to new development.

This site falls within the natural description of the Mountain Lands land use category; however, over the years the area leading up to and upon the significant ridgeline has been developed with single-family homes. A large single-family residence is located to the south of the proposed project site and directly atop the delineated significant-ridgeline, along with a large residence to the north of the project site, and one additional large residence below and to the east of the project site and significant ridgeline. Additional single-family residences are situated further below to the east and northeast adjacent to Dry Canyon Cold Creek Road and Mulholland Highway. To the west of the pad area and project site is completely vacant natural land. The proposed residence does fit in with a cluster design pattern for low density residential development and is consistent with the North Area Plan in its pattern for residential development in the Mountain Lands land use category.

The proposed residence atop of the existing pad on the subject site is also consistent with the North Area Plan in that it prevents further destruction of natural habitat on the site. As part of mitigation to protect the native flora and fauna on the site and within the vicinity, a conservation easement will be established along the western slope face of the property below the 1380 foot contour which runs north to south along the western edge of the existing pad. A second 20 foot wide conservation easement is to be established along the site's northern property line to maintain wildlife corridor movement between the larger preserved area of the western slope face and natural habitat areas to the east and north of the subject site. These mitigation measures to be implemented for the project are consistent with the policies of the North Area Plan for maintaining natural vegetative and biological settings in the Mountain Lands land use category.

The design of the residence has been curtailed from its original proposal for two stories down to one-story, with a maximum height above grade for 19-feet and eight inches.

The roof design has been altered to a gable style-low pitch roof, with earth tone colors proposed for the roof tiles allowing the structure to blend in with the natural surroundings. The stucco siding of the proposed residence will also consist of earth tone colors. The proposed pool house design will also be one-story and utilize earth tone colors. The proposed driveway and any exterior walls or retaining walls shall also utilize earth tone colors or building materials with earth tone colors to maintain consistency with the project's design to blend in with the surrounding environment. A landscape plan shall also be implemented to allow the residence and related accessory structures to be screened and or blend in with the natural surroundings. All of these measures to reduce the project's visual impacts on the surrounding natural environment are part of the mitigation measures of the MMRP to maintain Aesthetic quality. These efforts put forth by the proponents of the proposed development are in concert with maintaining the Scenic Resources of the remaining sections of the significant ridgeline, and in restoring some of the visual quality lost during prior disturbances to the ridgeline. These efforts are consistent with policies and goals of the North Area Plan.

Zoning Ordinance and Development Standards Compliance

The subject property is zoned A-1-10 and located within the Santa Monica Mountains North Area CSD. The CSD ordinance requires strict development standards pertaining to development near significant ridgelines. Although the development of single-family residences are permitted under County Code Section 22.24.070 for the A-1 zone, pursuant to the development standards contained under County Code Section 22.20.105 for construction material and minimum size requirements for the residence, the site of the proposed residence and related accessory structures are subject to the provisions of County Code Section 22.44.133 D.5. Site requirements are necessary under these provisions in order to protect the significant ridgelines element of the Santa Monica Mountains North Area's scenic resources. Any development proposal which cannot meet the ridgeline protective zone parameters of a 50 foot vertical and 50 foot horizontal setback from the delineated significant ridgeline as mapped under the North Area Plan requires a variance to be filed pursuant to Part 2 of Chapter 22.56 of the County Zoning Code.

The proposed residence is to be sited atop an existing pad, created prior to the adoption of the significant ridgeline protection provisions of the SMMNA CSD contained under County Code Section 22.44.133, which was adopted on December 7, 2004, subsequent to the adoption of the SMMNA CSD ordinance on August 20, 2002. The grading permit for the pad was finalized by the County in 2001; however, because no building permits were issued by the County prior to adoption of the significant ridgeline protection provisions of the CSD Ordinance, any proposal atop of the existing pad within the ridgeline protection zone requires the approval of a variance. The proponents for the development of the single-family residence have filed a variance application in compliance with the County's Zoning Ordinance requirements.

Site Visit

A site visit was conducted by Staff on May 3, 2012. Staff observed the graded pad and the surrounding steep topography, native vegetation, surrounding residences and private drive access. Staff noted that the entry to Beacontree Lane from Dry Canyon Cold Creek Road was gated with a private access code box. Staff and the Regional Planning Senior Biologist re-visited the site on August 22, 2013, to recheck the site and to finalize mitigation measures necessary for reducing impacts to the native flora and fauna of the site to less than significant.

Neighborhood Impact/Land Use Compatibility

The proposed residence fits into a cluster of single-family residential development in the surrounding area. A single-family residence is located on the abutting parcels to the north and south of the proposed residence along the delineated significant ridgeline route. Additional single-family residences are also located below to the east and northeast of the subject property, and there is no development down slope and to the west of the significant ridgeline. The proposed development is compatible with the surrounding land use of single-family residences and open space conservation.

The project will have little to no impact on the surrounding neighborhood with the implementation of the mitigation measures proposed. The proposed residence will be single story to reduce visual and aesthetic impacts to less than significant, keeping the design of the proposed residence within the context of the surrounding neighborhood. The earth tone colors of the residence, accessory structures, driveway and proposed landscape plan will allow the residence to blend in with its natural surroundings.

The proposed residence is designed to allow for the continued vitality of native flora and fauna within the neighborhood. Mitigation measures requiring conservation easements will ensure that wildlife migration will continue to have a viable corridor to move about the vicinity without shifting it elsewhere with the community, thereby reducing wildlife movement impacts within the neighborhood to less than significant.

Burden of Proof

The applicant is required to substantiate all facts identified by County Code Section 22.56.290 for the Variance Burden of Proof. The Burden of Proof and the applicant's responses are attached. Staff is of the opinion that the applicant has met the Variance Burden of Proof.

COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS

Los Angeles County Sheriff's Report

The County Sheriff's Department was consulted with on the project in March of 2013. No comments were received. The nearest station that would provide service to the project area would be the Malibu/Lost Hills Sheriff Station, located approximately eight miles to the north in the City of Calabasas.

Los Angeles County Fire Department

The County Fire Department, in their communication to County Regional Planning dated March 21, 2013, has cleared the project for hearing with the requirement that the development proponents submit their building plans for review to the Calabasas Fire Prevention Office, and their fuel modification plan to Fire Department's Fuel Modification Unit. Also required is that the project proponent address developer fees with the Fire Department's Planning Division. Conditions of approval will require the applicant to follow these instructions. No further comments were made.

Los Angeles County Public Works

The County Public Works Department, in their communication to County Regional Planning dated June 4, 2013, has cleared the project and its MMRP. The project's grading and drainage plan for slope stability and Low Impact Development (LID) requirements will be reviewed when plans are submitted to the Public Works Building and Safety Division's Calabasas District Office.

Los Angeles County Public Health

The County of Los Angeles Public Health Department's Land Use Program – Environmental Health Section, in their letter of April 5, 2013, has required that the project proponent, prior to construction of the proposed building and installation of the On-Site Waste Water Treatment System (OWTS), seek reinstatement of the approval previously issued by the Department of Public Health on October 24, 2006. Mitigation Measure 10.1 for Hydrology and Water Quality has been drafted to cover this requirement for the project set forth by Public Health.

Los Angeles County Parks and Recreation

The Los Angeles County Department of Parks and Recreation, in their letter dated October 16, 2013, stated that the proposed project would not have any impacts to its facilities. No further comments were added.

OTHER AGENCY COMMENTS AND RECOMMENDATIONS

State Fish and Wildlife

Staff consulted with the State Department of Fish and Wildlife in August of 2013. Comments were provided stating the agency's concerns for rare, state and or federally listed species of plants or other resources that may have been disturbed during grading activity for creation of the pad. Of particular concern was Lyon's Pantacheta, a native plant species for the region and listed as endangered on both federal and state listings.

The State Fish and Wildlife agency also stated that measures should be enacted to protect nesting birds during the breeding season. Also of concern were fencing that could obstruct wildlife movement in the area.

To address the concerns raised by the State Fish and Wildlife agency, Staff and the Regional Planning Department's Senior Biologist visited the site on August 22, 2013. As a result, Mitigation Measures were developed which require nesting bird surveys for any disturbance to the site that would occur from December 1st through August 31st of any given year. These measures are contained under the Biological Resources Environmental Factor Section of the MMRP prepared for the project.

Mitigation Measures were also prepared requiring that the landscape and fuel modification plan to be reviewed by Regional Planning Biologist on Staff depict all native vegetation on the site. These measures are also contained under the Biological Resources Environmental Factor Section of the MMRP prepared for the project.

In order to ensure continued free movement of wildlife on and around the site, no fencing will be allowed except surrounding the swimming pool area for safety. The site plan and landscape plan shall clearly depict any fencing around the pool, and the prohibition of fencing anywhere else on site be specified. The Biological Resources Environmental Factor Section of the MMRP contains the measure to ensure no fencing to impeded wildlife movement.

Staff received a call from a representative at the State Department of Fish and Wildlife on October 17, 2013. The representative complemented the project's proposed landscape plan with its plant palette consisting of native plants and Coastal Live Oaks. The representative did stress that oaks should be local and obtained from a nursery that sells local oaks for the Santa Monica Mountains and suitable for the native local setting. Mitigation measures have been modified to reflect that local oaks be used.

Santa Monica Mountains Conservancy

Staff consulted with the Santa Monica Mountains Conservancy, a State agency, early in 2009. The Conservancy responded to Regional Planning in a letter dated November 23, 2009, stating that the original project design had to be modified and heavily mitigated.

As a result of the concerns expressed by the Conservancy, the proposed residence was redesigned to a single-story residence and the footprint moved 20 feet or more east from the 1380 foot contour on the west end of the graded pad. The residential footprint was also curtailed. In addition, a conservation easement on the site over the western slope face and down slope from the 1380 foot contour, and a second conservation easement extending 20 feet south of the north property boundary and connecting the conservation easement over the western slope face with the eastern property boundary is to be established and held by the Santa Monica Mountains Conservancy or another public entity in order to maintain an adequate wildlife corridor. Mitigation measures have been developed reflecting these requirements and are contained under the Environmental Factors column for Aesthetics of the MMRP for the project.

Mountains Recreation and Conservation Authority

The Mountains Recreation and Conservation Authority, also a State Agency, provided final comments to Regional Planning on the project and the mitigation measures proposed for it in their letter dated October 21, 2013. The Agency was pleased that the two conservation easements to be donated and identified in the MMRP are now part of the project, and look forward to the conservation easements being recorded as part of the conditions and mitigation measures for the project.

City of Calabasas

Staff received comments from the City of Calabasas in March of 2013, following earlier consultation with the City in 2009, stating that the redesign of the project to a single-story residence, along with the updated MMRP, was now a "far less impactful project" and "far superior to the original design". Staff had incorporated some of the design recommendations from the City for the attached garage to the residence to have the entrance facing south with driveway access directly from Beacontree Lane. The City of Calabasas abuts the project site to the north.

Las Virgenes Municipal Water District

The Las Virgenes Municipal Water District provided comments following consultation with the agency in 2011 regarding the project. Comments were limited to the on-site easement the Water District has across the property. Mitigation Measures listed under the Environmental Factors column for Utilities and Service Systems require that the improvements and vegetation be kept clear over the designated easement, less they be removed by the Water District if necessary whenever it must access the easement.

ZONING ENFORCEMENT

Staff of the Department of Regional Planning's Zoning Enforcement Division have reported that there are no current or past violations that exist on the site as of October 22, 2013.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and Department of Regional Planning website posting. Property owners within a 500-foot radius of the subject property were notified by mail.

In order to ensure notification thirty (30) days before the scheduled hearing date of November 6, 2013, and in accordance with above provisions, a total of 32 public hearing notices were mailed out on September 26, 2013, to all property owners within a 500 foot radius of the subject property.

Also in compliance with the thirty-day noticing requirement, the Notice of Public Hearing was published and advertised in the *Daily News* newspaper on October 2, 2013, and *La Opinion* newspaper on October 2, 2013, and was also sent on September 26, 2013, to the City of Calabasas Library located at 200 Civic Center Way in the City of Calabasas along with the Factual Sheet.

Staff also received the Certificate of Posting from the applicant stating that the Notice of Public Hearing was posted at the site 30 days before the hearing date in accordance with Section 22.60.175 of the County Code.

PUBLIC COMMENTS

At the time of this report, Staff received one comment from a neighboring property owner that shares an access easement with the subject property owner over Beacon Tree Lane which is a private road, requesting that the subject property owner furnish a bond to cover the repairs to the private road should any damage occur as a result of construction traffic.

Staff has also received one inquiry from a member of the Topanga Association for a Scenic Community, questioning the location and parameters of the project. It was noted that the project should be specified as being located in the unincorporated area of the County, so as not to confuse the project being located in the City of Calabasas. No further comments were received.

FEES/DEPOSITS

If approved as recommended by Staff, the following fees will apply:

Zoning Enforcement

- Inspection fees of \$600.00 to cover the costs of 3 zoning enforcement inspections for variance conditions.
- Deposit of \$6,000 for Mitigation Monitoring and Reporting Program implementation and compliance checks.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing.

Staff recommends approval of project number **R2008-00493-(3)**, Variance No. **200800014** subject to the attached conditions.

SUGGESTED APPROVAL MOTIONS

I MOVE THAT THE REGIONAL PLANNING COMMISSION CLOSE THE PUBLIC HEARING AND ADOPT THE MITIGATED NEGATIVE DECLARATION (ENVIRONMENTAL ASSESSMENT NO. 200800039) AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE PROJECT, PURSUANT TO STATE AND LOCAL CEQA GUIDELINES, AND APPROVE VARIANCE NUMBER 200800014 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

Prepared by Rudy Silvas, Principal Regional Planning Assistant, Zoning Permits West Section

Reviewed by Mi Kim, Supervising Regional Planner, Zoning Permits West Section

Attachments:

Draft Findings and Conditions of Approval

Applicant's Burden of Proof statement

Environmental Document, Including Initial Study and MMRP (pages 1 to 7)

Site Photographs and photo simulations

Site Plan

Floor Plan

Elevation Plan

Preliminary Landscape Plan

Land Use Map

MKK:RS 10/24/2013

**DRAFT FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
PROJECT NO. R2008-00493-(3)
VARIANCE NO. 200800014
ENVIRONMENTAL ASSESSMENT NO. 200800039**

1. **ENTITLEMENTS REQUESTED.** Pursuant to County Code Sections 22.44.133, 22.56.290 and 22.56.330, a variance is requested by the applicant to authorize the development of a new single-family residence within the protective zone of a designated significant ridgeline, located within the Santa Monica Mountains North Area Community Standards District (CSD).
2. **HEARING DATE:** November 6, 2013
3. **PROCEEDINGS BEFORE THE PLANNING COMMISSION:**
4. **PROJECT DESCRIPTION.** The existing site location upon a delineated significant ridgeline, and within the Santa Monica Mountains North Area Plan, is already graded with a pad for development of a single-family residence. The proposed residence will be single-story, with a maximum height of 19 feet – 8 inches, and with an attached three-car garage. A swimming pool and accessory pool house are also proposed. The total footprint for the proposed residence with attached garage is 5,678 square feet, and 248 square feet proposed for the pool house. Minor remedial grading for final site preparation is proposed for 40 cubic yards with all balance on the pad site. The Santa Monica Mountains North Area (SMMNA) CSD, per County Code Section 22.44.133, requires approval of a variance for any structure proposed within the protective zone of a designated significant ridgeline. Although the pad was established prior to adoption of the CSD, no building permits were issued for construction of any proposed residence. The variance is now required to allow development of the proposed residence.
5. **LOCATION.** 2745 Beacontree Lane, unincorporated County area of Calabasas, within the Santa Monica Mountains North Area Community Standards District (CSD) and the Malibu Zoned District
6. **SITE PLAN DESCRIPTION.** The site plan depicts property boundaries, the proposed residence, existing pad area, accessory pool house with swimming pool, proposed landscaping, site contours, drainage culvert, septic tank location, existing and proposed easements, and driveway access from Beacontree Lane. A floor plan depicts the single story residence with the attached three-car garage, and a floor plan was also submitted for the single-story pool house. An elevation plan depicts all sides of the proposed residence and pool house, and a roof plan was also provided for both structures. The earth tone colors proposed for the residence and pool house are indicated on the elevation plans.

7. **EXISTING ZONING.** The subject property is zoned A-1-10 (Light Agricultural – 10 acre gross minimum required area).

Surrounding Properties:

North: City of Calabasas
East: A-1-2 (Light Agricultural – 2 acre gross minimum required area)
South: A-1-10
West: A-1-10

8. **EXISTING LAND USES.** The subject property is vacant with a graded pad.

Surrounding Properties:

North: Single-family residence
East: Single-family residence
South: Single-family residence
West: Vacant land

9. **PREVIOUS CASES/ZONING HISTORY.** The existing pad was created through a grading permit issued by the County and finalized in 2001. Subsequently, Plot Plan No. 200501555 was filed on September 14, 2005, for a new two-story single family residence. The County required a variance be filed of the plot plan applicant, now recognizing that a variance was required for the development of a residence on the subject site due to the adoption of an ordinance on December 7, 2004, to the SMMNA CSD, requiring a variance for development within the protected zone of a significant ridgeline. After withdrawal of the plot plan application, Variance No. 200800014 was filed on March 19, 2008.
10. In order to determine that the subject property was in compliance with the State's Subdivision Map Act requirements for deeded parcels, the applicant filed Certificate of Compliance on September 15, 1998. The document was approved by the County on October 1, 1998 and recorded in the County Recorder's Office, recorded instrument Number 98-1789208.
11. Records show the subject property was originally zoned A-1-1 (Light Agricultural – 1 acre gross minimum required area), per Ordinance No. 7310 adopted in 1958 by the County Board of Supervisors, and subsequently re-zoned to A-1-10 (Light Agricultural – 10 acre gross minimum required area) by Ordinance No. 2002-0062Z, adopted in August 2002.
12. **GENERAL PLAN / COMMUNITY PLAN CONSISTENCY.** The site is located in the (N10) Mountain Lands 10 category of the Santa Monica Mountains North Area Plan, adopted by the County on October 24, 2000, which allows a density of one dwelling until per ten acres. The land use category specifies that Mountain Lands consist of rolling hillside areas, steep slopes, and isolated remote mountain lands

with difficult or no access. These areas are served by winding mountain roads which cannot accommodate a significant traffic increase due to new development.

13. This site falls within the natural description of the Mountain Lands land use category; however, over the years the area leading up to and upon the significant ridgeline has been developed with single-family homes. A large single-family residence is located to the south of the proposed project site and directly atop the delineated significant-ridgeline, along with a large residence to the north of the project site, and one additional large residence below and to the east of the project site and significant ridgeline. Additional single-family residences are situated further below to the east and northeast adjacent to Dry Canyon Cold Creek Road and Mulholland Highway. To the west of the pad area and project site is completely vacant natural land. The proposed residence does fit in with a cluster design pattern for low density residential development and is consistent with the North Area Plan in its pattern for residential development in the Mountain Lands land use category.
14. The proposed residence atop of the existing pad on the subject site is also consistent with the North Area Plan in that it prevents further destruction of natural habitat on the site. As part of mitigation to protect the native flora and fauna on the site and within the vicinity, a conservation easement will be established along the western slope face of the property below the 1380 foot contour which runs north to south along the western edge of the existing pad. A second 20 foot wide conservation easement is to be established along the site's northern property line to maintain wildlife corridor movement between the larger preserved area of the western slope face and natural habitat areas to the east and north of the subject site. These mitigation measures to be implemented for the project are consistent with the policies of the North Area Plan for maintaining natural vegetative and biological settings in the Mountain Lands land use category.
15. The design of the residence has been curtailed from its original proposal for two stories down to one-story, with a maximum height above grade for 19-feet and eight inches. The roof design has been altered to a gable style-low pitch roof, with earth tone colors proposed for the roof tiles allowing the structure to blend in with the natural surroundings. The stucco siding of the proposed residence will also consist of earth tone colors. The proposed pool house design will also be one-story and utilize earth tone colors. The proposed driveway and any exterior walls or retaining walls shall also utilize earth tone colors or building materials with earth tone colors to maintain consistency with the project's design to blend in with the surrounding environment. A landscape plan shall also be implemented to allow the residence and related accessory structures to be screened and or blend in with the natural surroundings. All of these measures to reduce the project's visual impacts on the surrounding natural environment are part of the mitigation measures of the MMRP to maintain Aesthetic quality. These efforts put forth by the proponents of the proposed development are in concert with maintaining the Scenic Resources of the remaining sections of the significant ridgeline, and in restoring some of the

visual quality lost during prior disturbances to the ridgeline. These efforts are consistent with policies and goals of the North Area Plan.

16. **ZONING ORDINANCE AND DEVELOPMENT STANDARDS COMPLIANCE.** The subject property is zoned A-1-10 and located within the Santa Monica Mountains North Area CSD. The CSD ordinance requires strict development standards pertaining to development near significant ridgelines. Although the development of single-family residences are permitted under County Code Section 22.24.070 for the A-1 zone, pursuant to the development standards contained under County Code Section 22.20.105 for construction material and minimum size requirements for the residence, the siting of the proposed residence and related accessory structures are subject to the provisions of County Code Section 22.44.133 D.5. Siting requirements are necessary under these provisions in order to protect the significant ridgelines element of the Santa Monica Mountains North Area's scenic resources. Any development proposal which cannot meet the ridgeline protective zone parameters of a 50 foot vertical and 50 foot horizontal setback from the delineated significant ridgeline as mapped under the North Area Plan requires a variance to be filed pursuant to Part 2 of Chapter 22.56 of the County Zoning Code.
17. The proposed residence is to be sited atop an existing pad, created prior to the adoption of the significant ridgeline protection provisions of the SMMNA CSD contained under County Code Section 22.44.133, which was adopted on December 7, 2004, subsequent to the adoption of the SMMNA CSD ordinance on August 20, 2002. The grading permit for the pad was finalized by the County in 2001; however, because no building permits were issued by the County prior to adoption of the significant ridgeline protection provisions of the CSD Ordinance, any proposal atop of the existing pad within the ridgeline protection zone requires the approval of a variance. The proponents for the development of the single-family residence have filed a variance application in compliance with the County's Zoning Ordinance requirements.
18. **SITE VISIT.** A site visit was conducted by Staff on May 3, 2012. Staff observed the graded pad and the surrounding steep topography, native vegetation, surrounding residences and private drive access. Staff noted that the entry to Beacontree Lane from Dry Canyon Cold Creek Road was gated with a private access code box. Staff and the Regional Planning Senior Biologist re-visited the site on August 22, 2013, to recheck the site and to finalize mitigation measures necessary for reducing impacts to the native flora and fauna of the site to less than significant.
19. **NEIGHBORHOOD IMPACT/LAND USE COMPATIBILITY.** The proposed residence fits into a cluster of single-family residential development in the surrounding area. A single-family residence is located on the abutting parcels to

the north and south of the proposed residence along the delineated significant ridgeline route. Additional single-family residences are also located below to the east and northeast of the subject property, and there is no development down slope and to the west of the significant ridgeline. The proposed development is compatible with the surrounding land use of single-family residences and open space conservation.

20. The project will have little to no impact on the surrounding neighborhood with the implementation of the mitigation measures proposed. The proposed residence will be single story to reduce visual and aesthetic impacts to less than significant, keeping the design of the proposed residence within the context of the surrounding neighborhood. The earth tone colors of the residence, accessory structures, driveway and proposed landscape plan will allow the residence to blend in with its natural surroundings.
21. The proposed residence is designed to allow for the continued vitality of native flora and fauna within the neighborhood. Mitigation measures requiring conservation easements will ensure that wildlife migration will continue to have a viable corridor to move about the vicinity without shifting it elsewhere with the community, thereby reducing wildlife movement impacts within the neighborhood to less than significant.

22. COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS.

Los Angeles County Sheriff's Report

The County Sheriff's Department was consulted with on the project in March of 2013. No comments were received. The nearest station that would provide service to the project area would be the Malibu/Lost Hills Sheriff Station, located approximately eight miles to the north in the City of Calabasas.

23. Los Angeles County Fire Department

The County Fire Department, in their communication to County Regional Planning dated March 21, 2013, has cleared the project for hearing with the requirement that the development proponents submit their building plans for review to the Calabasas Fire Prevention Office, and their fuel modification plan to Fire Department's Fuel Modification Unit. Also required is that the project proponent address developer fees with the Fire Department's Planning Division. Conditions of approval will require the applicant to follow these instructions. No further comments were made.

24. Los Angeles County Public Works

The County Public Works Department, in their communication to County Regional Planning dated June 4, 2013, has cleared the project and its MMRP. The project's grading and drainage plan for slope stability and Low Impact Development (LID) requirements will be reviewed when plans are submitted to the Public Works Building and Safety Division's Calabasas District Office.

25. Los Angeles County Public Health

The County of Los Angeles Public Health Department's Land Use Program – Environmental Health Section, in their letter of April 5, 2013, has required that the project proponent, prior to construction of the proposed building and installation of the On-Site Waste Water Treatment System (OWTS), seek reinstatement of the approval previously issued by the Department of Public Health on October 24, 2006. Mitigation Measure 10.1 for Hydrology and Water Quality has been drafted to cover this requirement for the project set forth by Public Health.

26. Los Angeles County Parks and Recreation

The Los Angeles County Department of Parks and Recreation, in their letter dated October 16, 2013, stated that the proposed project would not have any impacts to its facilities. No further comments were added.

27. OTHER AGENCY COMMENTS AND RECOMMENDATIONS.

State Fish and Wildlife Staff consulted with the State Department of Fish and Wildlife in August of 2013. Comments were provided stating the agency's concerns for rare, state and or federally listed species of plants or other resources that may have been disturbed during grading activity for creation of the pad. Of particular concern was Lyon's Pantacheta, a native plant species for the region and listed as endangered on both federal and state listings.

28. The State Fish and Wildlife agency also stated that measures should be enacted to protect nesting birds during the breeding season. Also of concern were fencing that could obstruct wildlife movement in the area.
29. To address the concerns raised by the State Fish and Wildlife agency, Staff and the Regional Planning Department's Senior Biologist visited the site on August 22, 2013. As a result, Mitigation Measures were developed which require nesting bird surveys for any disturbance to the site that would occur from December 1st through August 31st of any given year. These measures are contained under the Biological Resources Environmental Factor Section of the MMRP prepared for the project.
30. Mitigation Measures were also prepared requiring that the landscape and fuel modification plan to be reviewed by Regional Planning Biologist on Staff depict all native vegetation on the site. These measures are also contained under the Biological Resources Environmental Factor Section of the MMRP prepared for the project.
31. In order to ensure continued free movement of wildlife on and around the site, no fencing will be allowed except surrounding the swimming pool area for safety. The site plan and landscape plan shall clearly depict any fencing around the pool, and the prohibition of fencing anywhere else on site be specified. The Biological

Resources Environmental Factor Section of the MMRP contains the measure to ensure no fencing to impeded wildlife movement.

32. Staff received a call from a representative at the State Department of Fish and Wildlife on October 17, 2013. The representative complemented the project's proposed landscape plan with its plant palette consisting of native plants and Coastal Live Oaks. The representative did stress that oaks should be local and obtained from a nursery that sells local oaks for the Santa Monica Mountains and suitable for the native local setting. Mitigation measures have been modified to reflect that local oaks be used.
33. **Santa Monica Mountains Conservancy**
Staff consulted with the Santa Monica Mountains Conservancy, a State agency, early in 2009. The Conservancy responded to Regional Planning in a letter dated November 23, 2009, stating that the original project design had to be modified and heavily mitigated.
34. As a result of the concerns expressed by the Conservancy, the proposed residence was redesigned to a single-story residence and the footprint moved 20 feet or more east from the 1380 foot contour on the west end of the graded pad. The residential footprint was also curtailed. In addition, a conservation easement on the site over the western slope face and down slope from the 1380 foot contour, and a second conservation easement extending 20 feet south of the north property boundary and connecting the conservation easement over the western slope face with the eastern property boundary is to be established and held by the Santa Monica Mountains Conservancy or another public entity in order to maintain an adequate wildlife corridor. Mitigation measures have been developed reflecting these requirements and are contained under the Environmental Factors column for Aesthetics of the MMRP for the project.
35. **Mountains Recreation and Conservation Authority**
The Mountains Recreation and Conservation Authority, also a State Agency, provided final comments to Regional Planning on the project and the mitigation measures proposed for it in their letter dated October 21, 2013. The Agency was pleased that the two conservation easements to be donated and identified in the MMRP are now part of the project, and look forward to the conservation easements being recorded as part of the conditions and mitigation measures for the project.
36. **City of Calabasas**
Staff received comments from the City of Calabasas in March of 2013, following earlier consultation with the City in 2009, stating that the redesign of the project to a single-story residence, along with the updated MMRP, was now a "far less impactful project" and "far superior to the original design". Staff had incorporated some of the design recommendations from the City for the attached garage to the

residence to have the entrance facing south with driveway access directly from Beacontree Lane. The City of Calabasas abuts the project site to the north.

37. Las Virgenes Municipal Water District

The Las Virgenes Municipal Water District provided comments following consultation with the agency in 2011 regarding the project. Comments were limited to the on-site easement the Water District has across the property. Mitigation Measures listed under the Environmental Factors column for Utilities and Service Systems require that the improvements and vegetation be kept clear over the designated easement, less they be removed by the Water District if necessary whenever it must access the easement.

38. ZONING ENFORCEMENT

Staff of the Department of Regional Planning's Zoning Enforcement Division have reported that there are no current or past violations that exist on the site as of October 22, 2013.

39. LEGAL NOTIFICATION AND PUBLIC OUTREACH. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and Department of Regional Planning website posting. Property owners within a 500-foot radius of the subject property were notified by mail.

40. In order to ensure notification thirty (30) days before the scheduled hearing date of November 6, 2013, and in accordance with above provisions, a total of 32 public hearing notices were mailed out on September 26, 2013, to all property owners within a 500 foot radius of the subject property.

41. Also in compliance with the thirty-day noticing requirement, the Notice of Public Hearing was published and advertised in the *Daily News* newspaper on October 2, 2013, and *La Opinion* newspaper on October 2, 2013, and was also sent on September 26, 2013, to the City of Calabasas Library located at 200 Civic Center Way in the City of Calabasas along with the Factual Sheet.

42. Staff also received the Certificate of Posting from the applicant stating that the Notice of Public Hearing was posted at the site 30 days before the hearing date in accordance with Section 22.60.175 of the County Code.

43. **PUBLIC COMMENTS.** At the time of this report, Staff received one comment from a neighboring property owner that shares an access easement with the subject property owner over Beacon Tree Lane which is a private road, requesting that the subject property owner furnish a bond to cover the repairs to the private road should any damage occur as a result of construction traffic.

44. Staff has also received one inquiry from a member of the Topanga Association for a Scenic Community, questioning the location and parameters of the project. It was noted that the project should be specified as being located in the unincorporated area of the County, so as not to confuse the project being located in the City of Calabasas. No further comments were received.

VARIANCE SPECIFIC FINDINGS

45. The subject site has topographical and geological constraints which prevent the proposed residence from being constructed elsewhere on the property, without causing a tremendous amount of disturbance due to grading and other engineering requirements.
46. In satisfying the variance requirements of Subsection A of Section 22.56.330, a finding is here made; that (1), the existing legally graded pad and the steep topography and natural habitat surrounding the pad present a special set of circumstances and exceptional characteristics applicable to the property. Development off the existing legally graded pad site in order to comply with the standards of the ridgeline protection provisions of the SMMNA CSD under County Code Section 22.44.133, would force the project to create more environmental damage or impacts which are not necessary given that there already exists a legally graded pad created before the adoption of the ridgeline protection provisions.
47. In satisfying the variance requirements of Subsection A of Section 22.56.330, a second finding is here made; that (2), allowing the proposed development on the graded pad within the significant ridgeline protection zone will not grant special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated, because the pad was legally graded prior to the adoption of the significant ridgeline protection provisions of the SMMNA CSD.
48. In satisfying the variance requirements of Subsection A of Section 22.56.330, a third finding is here made; that (3), strict application of zoning regulations will result in practical difficulties and an unnecessary hardship, inconsistent with the general purpose of such regulations and standards, forcing unnecessary development into an undisturbed area when a legally graded pad is ready for development that will cause least amount of disturbance.
49. In satisfying the variance requirements of Subsection A of Section 22.56.330, a fourth finding is here made; that (4), the adjustments to be granted with this variance to allow the footprint, height and design of the residence proposed within the protected zone of the significant ridgeline will not be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment or valuation of property or other persons located in the vicinity.

50. In satisfying the variance requirements of the SMMNA CSD under County Code Section 22.44.133 D.5.c, in addition to satisfying the variance requirements of Subsection A of Section 22.56.330, a finding is here made; that (1), alternate sites within the property for the project have been considered, and due to the intensely steep topography and landslide hazard that exists on the slope face to the west of the graded pad, and due to the Las Virgenes Municipal Water District easement on the east end of the existing pad followed by short distance of sloping terrain leading down to the eastern property boundary, the selected location for the development, although situated directly over the delineated significant ridgeline section that once existed on the subject property is the most suitable location to now develop the residence. To develop the residence anywhere else other than upon the existing legally graded pad would be physically infeasible and would create the potential for substantial habitat damage or destruction, or would be located on a delineated significant ridgeline. Therefore, alternate sites for the development, other than on the existing graded pad, have been eliminated from consideration of development.
51. In addition to satisfying the variance requirements of the SMMNA CSD under County Code Section 22.44.133 D.5.c, and in addition to satisfying the variance requirements of Subsection A of Section 22.56.330, a second finding is here made; that (2), that although the proposed project seeks development over a legally established and graded pad that was once a section of the significant ridgeline, through design features and mitigation measures to be implemented for the project, the proposed project maintains the maximum view of the applicable significant ridgeline. Such design features and mitigation measures include reduced height structures of the proposed residence to single-story, with a pitched gable style roof with earth-tone color shingles, earth tone color siding; the accessory pool house structure would also be single-story and also utilize the same design concepts as the residence. Also included to minimize visual impacts will be a landscape plan that utilize a plant palette with a high ratio of native and locally indigenous plants, including the planting of native Coastal Oak Trees to screen and further reduce the visual impacts of the proposed residence and allowing the structures proposed to better blend in with natural surrounding environment.

ENVIRONMENTAL DETERMINATION

52. Staff of the County Department of Regional Planning (DRP) has determined that a Mitigated Negative Declaration, pursuant to California Environmental Quality Act (CEQA) Section 15070, is the appropriate environmental documentation required under CEQA for this project. The project is located in a particularly sensitive environment with wildlife movement on the property, native vegetation, and the

natural riparian settings surrounding Stokes Canyon Creek to the west and below the existing pad area, and Cold Creek below to the east.

53. Mitigation Measures are necessary as part of a Mitigation Monitoring and Reporting Program (MMRP), pursuant to CEQA Guidelines Section 15097, to reduce all potentially significant environmental impacts to less than significant. Mitigation Measures have been prepared to address impacts to the view shed of the significant ridgeline and aesthetics, biological resources, hydrology and water quality, and utilities and service systems. A mitigation measure for mitigation compliance is also included. A Mitigation Compliance Report is required to be submitted to the County annually to ensure that all mitigation measures, as part of the Mitigation Monitoring and Reporting Program, are properly implemented. *Please see attached Initial Study and Mitigation Monitoring and Reporting Program for project.*
54. **TERM LIMIT.** To assure continued compatibility between the use of the subject property allowed by this grant and surrounding land uses, the Regional Planning Commission determines that it is necessary to limit the term of the grant to complete the development to **six (6) years**. Project construction must be completed in full compliance with all mitigation measures of the MMRP and conditions of the variance within six years.
55. **RECORD OF PROCEEDINGS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based on in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits West Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

1. That because of special circumstances or exceptional characteristics applicable to the property, the strict application of the code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification; and
2. That the adjustment authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated; and
3. That strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards; and
4. That such adjustment will not be materially detrimental to the public health, safety or general welfare, or to the use, enjoyment or valuation of property of other persons located in the vicinity.

THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Variance in Section 22.56.330 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission having considered the Mitigated Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Regional Planning Commission that there are is no substantial evidence that the project will have a significant effect on the environment as modified, finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Regional Planning Commission, and adopts the Mitigated Negative Declaration and Mitigation Monitoring Program for the project.
2. In view of the findings of fact and conclusions presented above, Variance No. 200800014 is **APPROVED**, subject to the attached conditions.

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

MK:RS

10/24/2013

c: Each Commissioner, Zoning Enforcement, Building and Safety

**DRAFT CONDITIONS OF APPROVAL
DEPARTMENT OF REGIONAL PLANNING
PROJECT NO. R2008-00493-(3)
VARIANCE NO. 200800014
ENVIRONMENTAL ASSESSMENT NO. 200800039**

PROJECT DESCRIPTION

The existing site location upon a delineated significant ridgeline, and within the Santa Monica Mountains North Area Plan, is already graded with a pad for development of a single-family residence. The proposed residence will be single-story, with a maximum height of 19 feet – 8 inches, and with an attached three-car garage. A swimming pool and accessory pool house are also proposed. The total footprint for the proposed residence with attached garage is 5,678 square feet, and 248 square feet proposed for the pool house. Minor remedial grading for final site preparation is proposed for 40 cubic yards with all balance on the pad site. The Santa Monica Mountains North Area (SMMNA) CSD, per County Code Section 22.44.133, requires approval of a variance for any structure proposed within the protective zone of a designated significant ridgeline. Although the pad was established prior to adoption of the CSD, no building permits were issued for construction of any proposed residence. The variance is now required to allow development of the proposed residence.

GENERAL CONDITIONS

1. This grant authorizes a variance for the development of a new single-family residence within the protective zone of a designated significant ridgeline, located within the Santa Monica Mountains North Area Community Standards District (CSD), pursuant to County Code Sections 22.44.133, 22.56.290 and 22.56.330.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition Nos. 11, 12, and 15. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 5, 6, 9, and 15 shall be effective immediately upon the date of final approval of this grant by the County.
4. Unless otherwise apparent from the context, the term "**date of final approval**" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.

5. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall fully cooperate in the defense. If the County fails to promptly notify the permittee of any claim action or proceeding, or if the County fails to cooperate fully in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
6. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

7. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
9. **This grant shall terminate on November 6, 2019.** Entitlement to construction of the approved residence atop the significant ridgeline of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue with the project after such date, even if construction has begun but not been completed

in full compliance with the conditions for this grant and the approved and adopted Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) for the project, the permittee shall file for a new Variance application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least two (2) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.

10. This grant shall expire unless used within two (2) years from the date of "final approval" of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
11. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **3 inspections**. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

12. Within three (3) days of the date of final approval of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Wildlife Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Wildlife Code, currently **\$2,231.25** (\$2,156.25 for a Negative Declaration or Mitigated Negative Declaration plus

\$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.

13. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which is attached hereto and incorporated by this reference and set forth fully herein.
14. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the Mitigation Monitoring and Reporting Program ("MMRP") and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this project, in the office of the County Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to Regional Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
15. The permittee shall deposit an initial sum of \$6,000.00 with Regional Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
16. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
17. All development pursuant to this grant must be kept in full compliance with the County Fire Code.
18. The applicant shall submit building plans for approval to the Calabasas Fire Prevention Office, at 26600 Agoura Road, Calabasas, for final review and approval and for any necessary developer fees that may be applicable.
19. All development shall comply with the requirements of Title 22 of the County Code ("Zoning Ordinance") and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.

20. All development pursuant to this grant shall conform to the requirements of County Department of Public Works.
21. The permittee shall maintain the subject property in a neat and orderly fashion, and shall maintain free of litter all areas of the premises over which the permittee has control.
22. The subject property shall be developed and maintained in substantial compliance with the plans marked Exhibit "A." If changes to the site plan are required as a result of instruction given at the public hearing, **three copies** of a modified Exhibit "A" shall be submitted to Regional Planning within sixty (60) days of the date of final approval.
23. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three copies** of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS

24. All structures and walls shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning or Public Works. In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings and or drawings, within 24 hours of notification of such occurrence, weather permitting. Paint utilized in covering such markings shall only be of the earth tone color approved for the structure or wall on the approved Exhibit "A".
25. If the project is not completed with a certificate of occupancy issued by County Public Works within the six year grant term, and has structures erected but not completed or abandoned, and the permittee has not filed for a one year extension request on this grant or for a new Variance application, then the uncompleted or abandoned structures must be removed and the site restored to its original condition at the time this grant was approved. The permittee shall remove the uncompleted or abandoned structures and clear the site within six months of the termination date of this grant. Failure to remove any uncompleted and or abandoned structures shall constitute a public nuisance, and be subject to appropriate enforcement actions by the Zoning Enforcement Section of Regional Planning and any other government agency. In the event the structures are not so removed from the site within 60 days after the permittee's receipt of notice requiring removal, the County may itself cause the structures to be removed from the site at the permittee's expense.

26. The applicant shall store all paints and other toxic construction or finish materials within a secure storage container during construction to prevent any leakage into the soil.
27. The applicant is expected to work diligently to complete the project and shall initiate contact with the Regional Planning Department to pay the fees as specified in Condition No. 15 for the MMRP, and shall work with the assigned Planner and Staff Biologist to begin work on the MMRP.
28. The conditions of this grant shall be retained on the premises at all times and be immediately produced upon request of any County Zoning Enforcement Inspector.

PROJECT SITE SPECIFIC CONDITIONS

29. No construction beyond the footprint or height of the residential or accessory pool house structure approved shall be allowed with any Revised Exhibit "A"; and
30. No changes to the approved roof and façade of the approved residence or accessory pool house structure will be allowed; and
31. A Revised Exhibit "A" will only be considered for minor modifications related to the residence and accessory pool house, or swimming pool structure for accessory features compliant with the Mitigation Measures for the MMRP, or for repairs to the exterior of the approved structures depicted in the Exhibit "A" which may slightly deviate from the structure's original approval, for any changes to the approved landscape plan, and for any change to the approved earth tone colors or materials with another earth tone color or material acceptable to Regional Planning when time for repainting or repair becomes necessary; and
32. The accessory pool house structure shall not have any kitchen type facility, with a covenant recorded by the property owner to ensure no kitchen facility, and plumbing is allowed only for a single bathroom.

Rudy Silvas

From: Cruz, Ruben [RCRUZ@dpw.lacounty.gov]
Sent: Tuesday, June 04, 2013 11:28 AM
To: Rudy Silvas
Cc: Enriquez, Renee; Dubiel, Matthew; Yanez, Jarrett; Mardirosian, Teni
Subject: FW: R2008-00493, 2745 Beacontree Lane- DRP- IS/MND- Due to LDD: 03/21/13
Attachments: R2008-00493 Revised Draft Initial Study.pdf; Updated MMP Beacontree - R2008-00493.pdf

Rudy,

We have reviewed the IS/MND and the MMP for the proposed single family residence. Public Works agrees with the findings and the MMP's conditions and have no further comments.

If you have any further questions, please email me or call me at (626) 458-4910.

Ruben Cruz, PE
County of Los Angeles Department of Public Works
Land Development Division, Subdivision Mapping Section,
CEQA || CUP || B&T Planning Unit
(626) 458-4910
rcruz@dpw.lacounty.gov

Rudy Silvas

From: Collins, Wally [Wally.Collins@fire.lacounty.gov]
Sent: Thursday, March 21, 2013 10:40 AM
To: Rudy Silvas
Subject: Mitigation Measures for the Project #R2008-00493 "Becantree"

Hi Rudy,

Here is the additional contact info for the mitigation measures for this project we spoke about:

Measure 1 – Building Plan Approval (Fire) – Calabasas Fire Prevention Office, 26600 Agoura Road, Calabasas 91302, Phone # (818) 880-0341

Fuel Modification Plan Approval – Fuel Modification Unit (Forestry Division), which is located LA County Fire Station 32, 605 North Angeleno Avenue, Azusa 91702-2904, Phone # (626) 969-5205

Measure 2 – Developer Fee Payment – Calabasas Fire Prevention Office, 26600 Agoura Road, Calabasas 91302, Phone # (818) 880-0341

Questions Regarding Developer Fee-Planning Division – Phone # (323) 881-2404

Please let me know if you have any questions.

Wally

Wally Collins
Fire Prevention Engineering Assistant II
Land Development Unit - Fire Prevention Division
County of Los Angeles Fire Department
Commerce - (323) 890-4243
wally.collins@fire.lacounty.gov



COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

CYNTHIA A. HARDING, M.P.H.
Acting Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

JACQUELINE TAYLOR, REHS
Director of Environmental Protection Bureau

PATRICK NEJADIAN, REHS
Chief EHS, Land Use Program

MICHELLE TSIEBOS, REHS
Environmental Health Specialist IV
Land Use Program
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5382 • FAX (626) 813-3016



BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

April 5, 2013

TO: Rudy Silvas
Principal Regional Planning Assistant
Department of Regional Planning

FROM: Michelle Tsiebos, REHS M.T.
Environmental Health Division
Department of Public Health

SUBJECT: **CEQA CONSULTATION/ MITIGATED NEGATIVE DECLARATION**
Beacon Tree Lane Ridgeline Project
PROJECT NO. R2008-00493/ RENV 200800039/ RVAR 200800014
2745 Beacon Tree Lane, Calabasas

The Department of Public Health (DPH) has reviewed the updated Initial Study for the above-referenced project. The project is a revised project submittal for a single story single-family residence, located atop a significant ridgeline, in the Calabasas area. A variance application, as required per the SMMNA CSD, was submitted for the project due to its location on the ridgeline. The new project is smaller in scope. The initial study determination for this project is for a mitigated negative declaration. We offer the following comments:

Drinking Water Program

Prior to the final approval, the applicant shall provide a "Will Serve" letter from Las Virgenes Municipal Water System to ensure potable water will be provided to the proposed project.

Land Use Program

1. Prior to construction of the proposed building and installation of the Onsite Wastewater Treatment System (OWTS), the applicant shall seek reinstatement of the approval previously issued by the Department on October 24, 2006. The applicant shall complete a feasibility report in accordance with the requirements in effect at that time and submit to the Department for further review and approval.

2. If due to the development, unforeseen geological limitations, required setbacks and flood or surface/ground water related concerns or for any other related reasons, conformance with all applicable requirements cannot be achieved, this conceptual approval shall be deemed void. Any future grading in the area where test borings are located may nullify the data that provided a basis for this approval.

For questions regarding the above comments, please contact Patrick Nejadian at (626) 430-5380.

Toxics Epidemiology Program – Noise

The Program has no comment.

If you should have any questions, please contact me at (626) 430-5382.



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Russ Guiney, Director

John Wicker, Chief Deputy Director

March 28, 2013

Sent via e-mail: rsilvas@planning.lacounty.gov

TO: Rudy Silvas
Department of Regional Planning

FROM: Julie Yom, Park Planner *JY*
Environmental and Regulatory Permitting Section

SUBJECT: **REVISED INITIAL STUDY**
PROJECT NO. R2008- 00493
RENV 200800039
RVAR 200800014
2745 BEACONTREE LN, CALABASAS
APN: 4455- 011- 013

The above project has been reviewed for potential impacts on the facilities of this Department. We have determined that the proposed project, which involves a construction of a new single story residence, will not impact the facilities of this Department.

Thank you for including this Department in the review of this document. If we may be of further assistance, please contact me at (213) 351-5127 or jyom@parks.lacounty.gov.

JY/ R2008- 00493, Single- family residence, Calabasas

c: DPR (N. E. Garcia, K. King, J. Rupert, J. Barber, L. Bradley, O. Ruano)

MITIGATED NEGATIVE DECLARATION

PROJECT NUMBER: R2008-00493

CASE NUMBERS: RVAR 200800014; RENV 200800039

1. DESCRIPTION:

The project proposal is to construct a new single-story residence atop a graded pad in the Santa Monica Mountains. Pad location is over a delineated significant ridgeline of the Santa Monica Mountains North Area Plan, adopted on October 24, 2000. Pad was created with an approved grading permit, finalized in 2001. The Santa Monica Mountains North Area Community Standards District (CSD) was adopted on August 20, 2002, and amended with a Significant Ridgeline Protection section adopted on December 7, 2004. The Ordinance now requires that all structures, and their highest points, be kept at least 50 feet horizontal and 50 feet vertical from any delineated significant ridgeline within the CSD. Any structure which cannot meet this requirement must file for a variance. The proposed structure for this project is to be located directly atop a delineated significant ridgeline. The project also includes a swimming pool and accessory poolhouse. The maximum height of the residence proposed is 19 feet – 8 inches, and 13 feet for the poolhouse. The total footprint for the proposed residence with attached garage is 5,678 square feet, and 248 square feet for the poolhouse. Minor grading for final site preparation proposed for 40 cubic yards with balance on site. Access is through Beacontree Lane, which terminates at the site's entrance.

2. LOCATION:

2745 Beacontree Lane, Calabasas, CA 91302

3. PROPONENT:

Mr. Camille Zeitouny
18243 Senteno Street
Rowland Heights, CA 91748

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT THROUGH IMPLEMENTATION OF MITIGATION MEASURES WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS MITIGATED NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: Rudy Silvas of the Zoning Permits West Section, Department of Regional Planning

DATE: September 15, 2013

Environmental Checklist Form (Initial Study)
County of Los Angeles, Department of Regional Planning



Project title: "Beacontree"/ Project No. 2008-00493-(3)/ Case No(s). RENV 200800039; RVAR 200800014;

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 91020

Contact Person and phone number: Rudy Silvas (213) 974-6462

Project sponsor's name and address: Camille Zeitouny, Zeitouny & Associates; 18243 Senteno Street, Rowland Heights, CA 91748

Project location: 2745 Beacontree Ln., Calabasas
APN: 4455-011-013 USGS Quad: Malibu Beach

Gross Acreage: 3.38

General plan designation: Non Urban Category (R)

Community/Area wide Plan designation: N10 – Mountain Lands 10/Santa Monica Mountains North Area Plan

Zoning: A-1-10 (Light Agricultural – 10 acre gross minimum required area)

Description of project: The project proposal is to construct a new single-story residence atop a graded pad in the Santa Monica Mountains. Pad location is over a delineated significant ridgeline of the Santa Monica Mountains North Area Plan, adopted on October 24, 2000. Pad was created with an approved grading permit, finalized in 2001. The Santa Monica Mountains North Area Community Standards District (CSD) was adopted on August 20, 2002, and amended with a Significant Ridgeline Protection section adopted on December 7, 2004. The Ordinance now requires that all structures, and their highest points, be kept at least 50 feet horizontal and 50 feet vertical from any delineated significant ridgeline within the CSD. Any structure which cannot meet this requirement must file for a variance. The proposed structure for this project is to be located directly atop a delineated significant ridgeline. The project also includes a swimming pool and accessory poolhouse. The maximum height of the residence proposed is 19 feet – 8 inches, and 13 feet for the poolhouse. The total footprint for the proposed residence with attached garage is 5,678 square feet, and 248 square feet for the poolhouse. Minor grading for final site preparation proposed for 40 cubic yards with balance on site. Access is through Beacontree Lane, which terminates at the site's entrance.

Surrounding land uses and setting: The project site is bordered to the north by an existing single family residence nearly at the same elevation as the existing pad, and located upslope of a single family residence to the east and to the south. To the west of the pad the property descends down into Stokes Canyon. The site overlooks Mulholland Highway, a designated scenic route, located downslope and further to the east of the pad. Although the pad area on site is flat, at an elevation of 1390 feet, the surrounding area on site still

consists of native vegetation. Stokes Canyon Creek is located to the west of the site, and Cold Creek to the east.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

Public Agency
Mountains Recreation &
Conservation Authority
Cal Fish & Wildlife

Approval Required

Must review and approve of conservation easements as part of project mitigation.

May be required for review and approval of any potential runoff and discharge into Stokes Canyon Creek, Cold Creek or other tributary.

Major projects in the area:

Project/ Case No.
TR 45465

Description and Status

81 SF lots & 3 open space on 442.7 acres (Recorded).

Reviewing Agencies:

Responsible Agencies

- ☐ None
Regional Water Quality Control Board:
☒ Los Angeles Region
☐ Lahontan Region
☐ Coastal Commission
☐ Army Corps of Engineers

Special Reviewing Agencies

- ☐ None
☒ Santa Monica Mountains Conservancy
☐ National Forest
☒ Mountains Recreation and Conservation Authority
☒ Resource Conservation District of Santa Monica Mountains Area
☒ National Park Service
☒ City of Calabasas
☒ Las Virgenes Water Dist.
☒ Mountains Restoration Trust

Regional Significance

- ☒ None
☐ SCAG Criteria
☐ Air Quality
☐ Water Resources
☒ Santa Monica Mtns. Area
☐

Trustee Agencies

- ☐ None
☒ State Dept. of Fish and Wildlife
☒ State Dept. of Parks and Recreation
☐ State Lands Commission
☐ University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- ☒ DPW:
- Land Development Division (Grading & Drainage)
- Geotechnical & Materials Engineering Division

- ☒ Fire Department
- Forestry, Environmental Division
- Planning Division
- Health Hazmat
☐ Sanitation District
☒ Public Health/Environmental Health Division: Land Use Program (OWTS)
☒ Sheriff Department
☒ Parks and Recreation
☐ Subdivision Committee

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

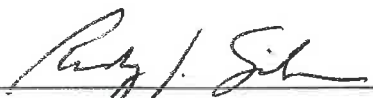
The environmental factors checked below would be potentially affected by this project.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture/Forest | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils | | |

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

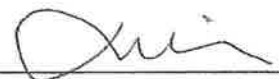
- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature (Prepared by)

9/16/13

Date



Signature (Approved by)

9/16/13

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
---	--	---	----------------------

Would the project:

a) Have a substantial adverse effect on a scenic vista?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

Proposed residence will be single story, with a maximum height of 19'-8", and will utilize earth tone colors to make the residence less noticeable from surrounding areas. Mitigation of visual impacts through use of a landscape plan will also further reduce the visual impact of the proposed residence to less than significant. Landscape plan shall consist of native plants that will blend in with the natural landscape of the Santa Monica Mountains. The landscape/fuel mod plan shall be compliant with Fuel Modification requirements for fire hazard.

b) Be visible from or obstruct views from a regional riding or hiking trail?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

Site with proposed residence is visible from the New Millennium, Calabazas Cold Creek, Stokes Ridge and Secret riding and hiking trails. The proposed single story residence with earth tone colors and its landscape screening plan will reduce any visual impacts to less than significant.

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

The existing significant ridgeline has been disturbed through grading more than a decade past, approved with a grading permit prior to the enactment of the County's ridgeline protective ordinance. Mitigation through landscaping with native plants, including oaks, will help restore some of the natural beauty lost through previous grading.

d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

Visual character and quality of the site, previously disturbed, will be improved by project and its landscaping. Proposed structures and driveway will be natural earth tone colors.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

Design of residence is limited to one story, and will be required to meet night lighting requirements to prevent off-site glare and interference with wildlife migration corridor.

2. AGRICULTURE / FOREST

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site not located in farmland designated area, per Los Angeles County Farmland Map of 2002 land is classified as "Urban and Built up" land. Project would be situated within a cluster of several other homes.

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

No conflict with existing A-1-10 "Light Agricultural-10 acre gross minimum required area" zone on property.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Project will have no conflict with existing zoning, or be cause for change to existing zoning.

d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

Project will not impact forest land.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

No other changes are anticipated to impact or result in conversion of farmland of forest land.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				

a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Construction of one residence would not conflict with SCAQMD air quality plans.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Project would not produce emissions that could affect air quality.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

No emissions will result from proposed project which would impact air quality.

d) Expose sensitive receptors to substantial pollutant concentrations?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

No sensitive receptors will be exposed to substantial pollutant concentration as a result of construction of single family residence.

e) Create objectionable odors affecting a substantial number of people?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

No surrounding residents would be subjected to significant levels of objectionable odors due to construction of residence. Best management practices will be used to control dust, such as wetting down areas to be disturbed. Single family residence use will not create objectionable odors.

4. BIOLOGICAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

The western face of the proposed residence has been setback 20 feet from the 1380 elevation contour to reduce required brush clearance on the slopes over Stokes Canyon. A perennial stream is located further down the canyon off-site. The project also involves an agreement between property owner, the Mountains Recreation and Conservation Authority, or another public entity acceptable to L.A. County Regional Planning to record conservation easements in order to ensure the continuance of habitat connectivity between the Cold Creek and Stokes Canyon watersheds. A mitigation measure has been developed to ensure recordation of these conservation easements. Mitigation measures are also established to protect any bird nesting habitat during breeding season.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFG or USFWS?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

Recordation of conservation easements will ensure continued habitat connectivity between the Cold Creek and Stokes Canyon watersheds.

c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

All drainage will be controlled through LID requirements in order to avoid any excessive runoff into the Cold Creek and Stokes Canyon watersheds. In addition, the applicant must use bio swales, and must check in with Cal Fish and Wildlife to ensure any jurisdictional requirements are met.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

corridors, or impede the use of native wildlife nursery sites?

Project involves an agreement between property owner, the Mountains Recreation and Conservation Authority or another public entity acceptable to L.A. County Regional Planning to record conservation easements, in order to ensure the continuance of habitat connectivity between the Cold Creek and Stokes Canyon watersheds. A mitigation measure has been developed to ensure recordation of these conservation easements.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?

☐ ☐ ☒ ☐

No oak tree removals or encroachments are proposed with the project. Instead, new oak trees will be planted as part of a landscape plan.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

☐ ☒ ☐ ☐

Project is not located in an SEA area and does not conflict with local ordinances protecting biological resources. The project has been designed and will employ mitigation measures to protect wildlife and native vegetation, along with natural open space preservation and habitat linkages between Stokes Canyon and Cold Creek, which is consistent with the Biological Resources Goals and Policies of the Santa Monica Mountains North Area Plan.

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

☐ ☒ ☐ ☐

Project, through mitigation and project design, contributes to the regional habitat conservation plan.

5. CULTURAL RESOURCES

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
---	--	---	----------------------

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

The significant ridgeline considered a historical resource was previously disturbed through grading; however, mitigation measures for the new single story residence with landscape screening proposed, and preservation of the remaining natural slopes into Stokes Canyon to the west, will prevent any further adverse changes to the significance of the ridge area.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

There are no known archaeological resources at the site.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

The significant ridgeline, a unique geologic feature, was disturbed due to previous grading activity but not completely destroyed. No further grading down of the ridge is proposed to accommodate the project, and mitigation measures will preserve the remaining natural slopes of the ridge top area.

d) Disturb any human remains, including those interred outside of formal cemeteries?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

No known evidence of any human remains on site.

6. ENERGY

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project will be required to comply with Green Building requirements.

b) Involve the inefficient use of energy resources (see <u>Appendix F</u> of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

Single family residence will not create an inefficient use of energy resources.

7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.

☐ ☐ ☒ ☐

There is no mapped fault trace on-site or within the surrounding vicinity. (California Geological Survey – Seismic Hazard Zone Maps, 1997-2005)

ii) Strong seismic ground shaking?

☐ ☐ ☒ ☐

Final grading and drainage plan be reviewed by County Public Works prior to issuance of final grading and building permits. (California Geological Survey – Seismic Hazard Zone Maps, 1997-2005)

iii) Seismic-related ground failure, including liquefaction and lateral spreading?

☐ ☐ ☒ ☐

Pad area located next to steep slopes susceptible to landslides. No evidence indicating ground failure, liquefaction and lateral spreading likely. Final grading and drainage plan must be approved by County Public Works prior to issuance of building permits. (CGS Alquist-Priolo Maps, 1974-2007)

iv) Landslides?

☐ ☐ ☒ ☐

Project pad area located next to steep slopes with landslide potential. Final grading plan required to be reviewed by Public Works to ensure safety of proposed residence from landslide hazard. (California Geological Survey – Seismic Hazard Zone Maps, 1997-2005)

b) Result in substantial soil erosion or the loss of topsoil?

☐ ☐ ☒ ☐

Residential structure will require proper drainage per Building and Safety and Low Impact Development (LID) requirements to prevent soil erosion. Project will be required to comply with Chapter 12.84 of Title 12 of the Los Angeles County Code.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

☐ ☐ ☒ ☐

Proposed residential structure atop graded pad is above slopes subject to landslides. As mitigation for potential geologic hazards a final grading plan must be cleared by County Public Works to ensure safety and stability for the pad and the structures proposed, including swimming pool and poolhouse.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

☐ ☐ ☒ ☐

Proposed residence most likely to be located on expansive soil; however, final grading plan review will set forth engineering requirements for any potential hazards related to expansive soils.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

☐ ☒ ☐ ☐

Final grading plan must be cleared by County Public Works, and Onsite Wastewater Treatment System (OWTS) plans reviewed by County Public Health prior to issuance of building plan approval and building permit issuance and/or any further grading permits for final site preparation. Mitigation measures require applicant to meet with L.A. County Public Health to finalize OWTS plans.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

☐ ☐ ☒ ☐

Residential pad area graded prior to the enactment of the ridgeline protective ordinance. Final grading and drainage plan review by L.A. County Public Works, and landscape/fuel mod plan review by L.A. County Regional Planning and Fire Department will minimize impacts to hillside to less than significant.

8. GREENHOUSE GAS EMISSIONS

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
---	--	---	----------------------

Would the project:

a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

New residence with swimming pool and poolhouse not likely to have significant contribution to GHG emissions. Planting of new oaks will contribute to the continued natural reduction of CO2 gas.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Project will not conflict with any plan or policy to reduce GHG emissions.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Project is for a single family residence.</u>				
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>All paints, glues or any other potentially toxic materials used during construction shall be properly stored.</u>				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>All paints, glues or any other potentially toxic materials used during construction shall be properly stored in order to avoid contamination of any runoff.</u>				
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Site is not likely on any such list.</u>				
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Project site not located within an airport land use plan area or in proximity to an airport.</u>				
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>Project site not within vicinity of a private airstrip.</u>				

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

☐ ☐ ☒ ☐

Project for proposed residence would not interfere with emergency response and evacuation plans.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?

☐ ☒ ☐ ☐

Although located in Fire Zone 4, a review of the project's fuel modification plan by Regional Planning and the County's Fuel Mod Unit will ensure mitigation against fire hazard while still allowing the project to blend in with the natural hillside area.

ii) within a high fire hazard area with inadequate access?

☐ ☐ ☒ ☐

Proposed residence served by adequate access through Beacon Tree Lane. Although gated, Fire Department personnel shall retain accessibility.

iii) within an area with inadequate water and pressure to meet fire flow standards?

☐ ☒ ☐ ☐

Las Virgenes Municipal Water District will serve property and also has on site easement under pad area. A mitigation measure has been prepared to ensure that access easement is not constructed or planted over impeding access. Mitigation measure will ensure easement for water service is kept clear.

iv) within proximity to land uses that have the potential for dangerous fire hazard?

☐ ☒ ☐ ☐

Surrounding land uses are single-family residences and steep slopes into Stokes Canyon with heavy vegetation. A fuel mod/landscape plan will be developed to mitigate for retaining of much of the native vegetation on or near the site and also provide a high protection against wildfire hazards.

i) Does the proposed use constitute a potentially dangerous fire hazard?

☐ ☐ ☒ ☐

The proposed residence does not constitute a dangerous fire hazard.

10. HYDROLOGY AND WATER QUALITY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

An OWTS plan must be submitted to County Public Health and approved prior to issuance of any building or additional grading permits. Review of the plan will ensure mitigation against any violation of water quality standards or waste discharge requirements.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

Project site will be served by Las Virgenes Municipal Water District. Applicant must obtain an official "Will Serve" letter from Water District.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Residential structure will require proper drainage per Building and Safety and Low Impact Development (LID) requirements to prevent soil erosion. Project will be required to comply with Chapter 12.84 of Title 12 of the Los Angeles County Code.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

Drainage plan must control runoff, and will employ the use of a permeable driveway and other LID requirements. Bio swales must also be used. To ensure control of potential runoff into Stokes Canyon Creek or Cold Creek, or other jurisdictional requirements, applicant will be required to check in with Cal Fish and Wildlife for any requirements of a Streambed Alteration Agreement.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

☐ ☒ ☐ ☐

No polluted runoff will be produced as all toxic materials (i.e. paints, glues) used during construction will be required to be stored inside a proper storage shed. Implementation of permeable surfaces and other LID features will help control water runoff from the project after construction is completed. Bio Swales shall also be used.

f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

☐ ☒ ☐ ☐

Runoff control measures will be required through Best Management Practices during construction. Project will be required to comply with LID requirements to ensure runoff control after construction completed. MS4 requirements must be met for residence in hillside area. Best Management Practices will be employed for construction. Mitigation measures will ensure surface water or groundwater quality.

g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?

☐ ☐ ☒ ☐

Project will not conflict with LID Ordinance requirements.

h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

☐ ☐ ☒ ☐

Project will not be a point of discharge for pollutants into jurisdictional drainage impacting biological systems.

i) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

☐ ☒ ☐ ☐

An OWTS plan must be submitted to County Public Health and approved prior to issuance of any grading or building permits. A final grading and drainage plan will also be reviewed by County Public Works prior to issuance of grading and building permits. Review of the plans will ensure compliance for system implementation due to any geological limitations.

j) Otherwise substantially degrade water quality?

☐ ☒ ☐ ☐

Review of OWTS plan by County Public Health will ensure that water quality is not degraded.

k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard

☐ ☐ ☒ ☐

delineation map, or within a floodway or floodplain?

Project not located in mapped flood hazard area.

l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

☐☐☒☐

Project not located in mapped flood hazard area.

m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

☐☐☒☐

No hazard to site from severe flooding is indicated on maps or anticipated due to pad elevation.

n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

☐☐☐☒

Project is located in mountains area.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Physically divide an established community?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Proposed single-family residence would infill part of an existing ridgetop community, with adjacent single-family residences located to north, south and east of pad location.

b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

The Santa Monica Mountains North Area Plan designation for the site is N10 – Mountain Lands 10 (1du/10 acres). The project site is 3.38 acres total in size which is substandard to area requirements for a single family residence. Although the proposed residence does not meet the area requirements per the area plan, it is proposed on a legally established parcel and its proposed location infills a cluster of development of single-family homes near and at the top of the ridgeline, which is consistent with the area plan to cluster residential development and reduce disturbances to topographic, vegetative and biological settings. Impact to land use plan guidelines would be less than significant through mitigation measures that site the proposed residence with its one story design in the location of the existing pad on the plans.

c) Be inconsistent with the County zoning ordinance as applicable to the subject property?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

The designated zoning on the property is A-1-10 (Light Agricultural-10 acre required min. lot area), and the subject site provides less than the required area for residential development. However, the parcel is legally established with a Certificate of Compliance per the California Subdivision Map Act, and is not restricted to home construction. The right to build a single-family residence is subject to a Variance per the County's Zoning Ordinance Section 22.44.133 of Santa Monica Mountains North Area CSD. The residence, if developed per the mitigation measures proposed for the project would be consistent with the County Zoning Ordinance.

d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

Project development through implementation of proposed mitigation measures will bring the project into conformance with hillside management criteria.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

No loss of any known mineral resource would occur as a result of the project.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

No such loss is anticipated as result of the project.

13. NOISE

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
---	--	---	----------------------

Would the project result in:

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

All noise (i.e. power saws, drills and cement mixers) generated during construction shall be controlled through best management practices. Days and hours of work will be controlled through conditions.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Any groundborne vibrations or noise levels during construction shall be controlled through best management practices.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Noise during construction will be controlled through best management practices.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Construction noise to be controlled through best management practices.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Project not located within an airport land use plan area or within two miles of a public airport.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

Project not located within vicinity of a private airstrip.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Proposed residence would be part of an established rural community.</u>				
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No other existing residences will be displaced.</u>				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No individuals are to be displaced as a result of project.</u>				
d) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Project will not result in any significant population increase.</u>				

15. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	---	------------------------------------	--------------

a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

☐ ☐ ☒ ☐

Project site is located six miles from Fire Station 68 which is located to the north in the City of Calabasas. The Fire Department's effective level of service is for an eight minute response time for the first arriving unit, and 12 minutes for the Advanced Life Support (Paramedic) unit in suburban areas. Service is still deemed to be adequate by the Fire Department for serving the proposed project. The applicant must meet Fire Department requirements for access of the gated private Beacon Tree Lane to the site. Additional fees may apply to maintain adequate service to the proposed project site.

Sheriff protection?

☐ ☐ ☒ ☐

Nearest Sheriff Station is Malibu Lost Hills, approximately eight miles to the north in the City of Calabasas. No response time conflicts are anticipated, as law enforcement vehicles are smaller, faster and more maneuverable than larger Fire emergency access vehicles that would need to get to the site.

Schools?

☐ ☐ ☒ ☐

The addition of one household in the community of clustered ridgetop homes, with no room to build more homes, will not have a significant impact on the local school district.

Parks?

☐ ☐ ☒ ☐

No anticipated impacts to park and recreational facilities with the addition of one household.

Libraries?

☐ ☐ ☒ ☐

Library mitigation fees for proposed residence shall be paid by project proponent.

Other public facilities?

☐ ☐ ☒ ☐

No other impacts to public facilities anticipated through project.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project would not significantly increase use of parks.

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

Project would not require construction or expansion of such facilities.

c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	-------------------------------------	--------------------------	--------------------------

The project involves an agreement between property owner, the Mountains Recreation and Conservation Authority or another public entity, to record conservation easements in order to ensure the continuance of habitat/open space connectivity between the Cold Creek and Stokes Canyon watersheds. A mitigation measure has been developed to ensure recordation of these conservation easements.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?</p> <p><u>Project does not present any impacts to the circulation system.</u></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?</p> <p><u>Project will not conflict with CMP.</u></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</p> <p><u>Project would not affect air traffic patterns.</u></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p> <p><u>No new hazards would be created.</u></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>e) Result in inadequate emergency access?</p> <p><u>Emergency access would remain the same.</u></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</p> <p><u>Project presents no conflict with any such policies, plans or programs.</u></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project: a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards? <u>Proposed residence will be on septic.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? <u>Project will be on septic.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? <u>No drainage system capacity problems anticipated.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses? <u>Project to be served by Las Virgenes Municipal Water Dist., with on-site easement by water company to be kept clear of any construction or on-site planting over it which could impede access. Will serve letter reqd.</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? <u>No capacity problems anticipated, no need to construct new energy facilities or expand existing as a result of project.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? <u>Proposed project should not impact area landfills.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? <u>Project not anticipated to conflict with federal, state and local statutes regulating solid waste.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. MANDATORY FINDINGS OF SIGNIFICANCE

- | | <i>Potentially
Significant
Impact</i> | <i>Less Than
Significant
Impact with
Mitigation
Incorporated</i> | <i>Less Than
Significant
Impact</i> | <i>No
Impact</i> |
|--|---|--|---|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Mitigation measures will prevent project from creating significant environmental impacts, visual impacts, and public safety impacts. Grading for final site preparation will be minor and within the existing pad area. Drainage and runoff during construction and after project completion to be controlled through best management practices and mitigation measures.

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

Project with mitigation measures will overall improve the environment and not be a disadvantage to long-term environmental goals in the area.

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|

Visual impact of this project is individually limited, but is cumulative as part of other residences along the ridgeline in the vicinity that have been constructed in years past. Residential design and landscape/fuel mod plan will mitigate visual impact of project to less than significant.

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

The project with mitigation measures will not have environmental impacts that will directly or indirectly impact human beings as a result of the project.

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2008-00493 / PERMIT NO. RVAR 200800014 / ENV NO. 200800039

#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
1.1	Aesthetics	Project shall comply with section 22.44.133.G and Part 9 of Chapter 22.44 (commencing with section 22.44.500) of the Los Angeles County Code (Dark Skies Ordinance). Exterior night lighting shall be minimized using low intensity (lights not exceeding 800 lumens) and low stature fixtures (2.5-3 ft. in height). Lights shall be directed downwards with good shielding against projection into the nighttime sky, surrounding properties, and undeveloped areas. Security lighting, if used, shall be on an infrared detector and may not be continuously illuminated except in cases of actual emergency.	Regional Planning Staff will inspect lighting on-site. Provide lighting as specified	Prior to issuance of Certificate of Occupancy.	Applicant and any subsequent owner(s)	Department of Regional Planning
1.2	Aesthetics	The proposed residence and pool house accessory structure shall be limited to one-story in height, and shall utilize earth-tone colors that blend in with the natural colors of the surrounding environment. The driveway and any exterior walls shall also be of earth tone colors or materials that blend in with the natural color of the surrounding environment. A landscape/fuel modification plan utilizing native vegetation and approved by the Biologist on Staff at Regional Planning, and by the Fuel Modification Unit of the Fire Department, shall be implemented to provide effective screening for the residence while still meeting fire protection requirements. The oak trees to be used in the landscape plan shall be local and suitable for the native local setting, and shall be obtained from a local source (i.e. nursery).	Submit final landscape/fuel modification plan for approval to County Biologist. Final site and elevation plans depicting earth tone colors of structures, walls and driveway must be submitted to Regional Planning for review and approval.	Prior to final fuel modification plan approval by Fuel Modification Unit of Fire Department	Applicant	Department of Regional Planning, Fire Department Fuel Modification Unit

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2008-00493 / PERMIT NO. RVAR 200800014 / ENV NO. 200800039

4.1	Biological Resources	<p>Based upon the recommendations of the Santa Monica Mountains Conservancy to preserve native flora and fauna on and near the subject site, the applicant has agreed to accept a condition to donate a perpetual conservation easement to the Mountains Recreation and Conservation Authority (MRCA) or a public entity which is recognized and acceptable to the Director of Regional Planning over all portions of the property west of (down slope from) the 1380 elevation contour. The applicant has also agreed to accept a condition to donate a second perpetual conservation easement to the Mountains Recreation and Conservation Authority (MRCA) or a recognized public entity that includes a contiguous, minimum 20-foot-wide section of property that connects the easement described above to the eastern property boundary. Said easements must be recorded prior to the issuance of any permits including grading permits. Said easements shall not be subordinate to any loans or liens on the property. Said easements shall prohibit all fencing, walls, retaining walls, lighting, non-native plants, hardscape, domestic animal enclosures, or storage of materials. Said easements shall allow non-overhead irrigation and brush clearance required by the Fire Department. All costs associated with annual fuel modification work must be agreed upon by the property owner and the designated easement holder or, in the event of no agreement, all costs will be the responsibility of the property owner. A copy of the executed agreement and all recorded easements shall be provided to the Department of Regional Planning, and to the Fire Department's Fuel Modification Unit.</p>	Contact Department of Regional Planning Staff Biologist to coordinate. A site plan must be prepared clearly depicting the boundaries of the described conservation easements.	Prior to issuance of grading and building permits	Applicant	Department of Regional Planning, MRCA, County Fire Department Fuel Modification Unit
4.2	Biological Resources	<p>The applicant shall provide recordable metes and bounds legal descriptions of the conservation easements and a current preliminary title report to Regional Planning and the public entity in whose favor a conservation easement is granted. Prior to easement recordation, applicant shall pay a one-time \$500 processing fee to the public entity in whose favor a conservation easement is granted.</p>	Contact Department of Regional Planning Staff Biologist to coordinate and review documents and reports.	Prior to issuance of grading and building permits	Applicant	Department of Regional Planning, and MRCA

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2008-00493 / PERMIT NO. RVAR 200800014 / ENV NO. 200800039

4.3	Biological Resources	Perimeter fencing not allowed; however, security fencing adjacent to house is acceptable (e.g. around swimming pool).	Show any fencing on landscape plan, to be reviewed by Staff Biologist.	Landscape plan must be approved prior to issuance of grading and building permits.	Applicant	Department of Regional Planning
4.4	Biological Resources	Shrub vegetation clearance for fuel modification requirements shall be done using hand tools to minimize soil disturbance. Department of Regional Planning Staff Biologist shall approve landscape/fuel modification plan, which shall show proposed brush clearance. All existing native vegetation shall be clearly depicted. Subsequent final approval by Fire Department's Fuel Modification Unit is required. Pre-construction vegetation clearance recommended between September and November.	Landscape/fuel modification plan must be submitted to Staff Biologist for review and approval. Final approval by Fire Department's Fuel Modification Unit.	Prior to issuance of grading and building permits, necessary fuel modification plan must be completed	Applicant	Department of Regional Planning
4.5	Biological Resources	Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA).	A landscape plan must be submitted to Regional Planning for review and approval by the Staff Biologist before any vegetation clearance is conducted.	Prior to issuance of grading and building permits, necessary surveys must be completed	Applicant	Department of Regional Planning and CDFW
4.5 A	Biological Resources	Proposed project activities (including, but not limited to, staging and disturbances to native and non-native vegetation, structures, and substrates) normally should occur outside of the avian breeding season which generally runs from March 1-August 31 (as early as December 1 for some raptors and other bird species) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs and/or young resulting from disturbances which cause abandonment of active nests. For this project site, based on field inspections by the Senior Biologist of Regional Planning, project related activities likely to disturb bird nesting habitats shall be prohibited from December 1st through August 31st due to the potential of owls and hummingbirds nesting on site.	The landscape plan must clearly depict all existing native vegetation on-site prior to disturbance. Regional Planning approved Biological monitor required to be on-site during vegetation clearance activities inside of prohibited period. Conduct necessary bird surveys and work with Department of Regional Planning's Staff Biologist.			

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2008-00493 / PERMIT NO. RVAR 200800014 / ENV NO. 200800039

4.5 B	Biological Resources	<p>If avoidance of the avian breeding season specified is not feasible, the Department of Regional Planning requires, and in accordance with recommendations with Cal Fish and Wildlife, that beginning thirty days prior to the initiation of project activities, a qualified biologist with experience in conducting breeding bird surveys conduct weekly bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of disturbance areas (within 500 feet for raptors). The surveys should continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent should delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, or can be deduced to exist immediately adjacent off-site, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting.</p>				
4.5 C	Biological Resources	<p>Flagging, stakes, and/or flagged fencing should be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. The project proponent should provide the County of Los Angeles the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p>				

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2008-00493 / PERMIT NO. RVAR 200800014 / ENV NO. 200800039

4.5 D	Biological Resources	If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she should submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to the County of Los Angeles and, upon request by the Department Staff Biologist. Based on the submitted information, the County of Los Angeles (and the Department, if the Department requests) will determine whether to allow a narrower buffer.				
4.5 E	Biological Resources	A biological monitor shall be present on site during all clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to the County of Los Angeles during the clearing of vegetation, and shall notify the County immediately if project activities damage active avian nests.				
4.6	Biological Resources	For watershed protection of Stokes Canyon and Dry Canyon, the slope edge of the residence shall have a runoff capture swale with plants or scavenge material that can be changed annually following the rainy season. In addition to standard LID requirements, cisterns shall be utilized to capture the first one-inch of rainwater runoff from all non-permeable surfaces for use in irrigation and firefighting purposes.	Show swale and cistern on site and landscape plan to be reviewed by Staff Biologist.	Prior to approval of landscape/fuel modification plan.	Applicant	Department of Regional Planning

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2008-00493 / PERMIT NO. RVAR 200800014 / ENV NO. 200800039

10.1	Hydrology and Water Quality	Prior to construction of the proposed building and installation of the OWTS, the applicant shall seek reinstatement of the approval previously issued by the Department of Public Health on October 24, 2006. The applicant shall submit OWTS plans, a service request application, and the required fees to the Department of Public Health's Environmental Health Division. The applicant shall also complete a feasibility report in accordance with the requirements in effect at that time and submit to the Department of Public Health for further review and approval.	Check in with County Department of Public Health. Provide all documents of clearance to Regional Planning and Public Works.	Prior to issuance of grading and building permits	Applicant	Department of Regional Planning, Departments of Public Health's Land Use Program and Public Works
10.2	Hydrology and Water Quality	To ensure control of potential runoff into Stokes Canyon Creek, Cold Creek, or other State jurisdictional areas, the applicant shall verify with the California Department of Fish and Wildlife Services whether a Streambed Alteration Agreement is required for the project, and shall obtain any necessary approvals from the California Department of Fish and Wildlife. The applicant shall provide the Department of Regional Planning with a copy of any executed Streambed Alteration Agreement.	Check in with California Department of Fish and Wildlife, (805) 652-1868. Provide Regional Planning with copy of Streambed Alteration Agreement if issued.	Prior to issuance of grading and building permits	Applicant	Department of Regional Planning, California Department of Fish and Wildlife
18.1	Utilities and Service Systems	The existing on-site easement for the Las Virgenes Municipal Water District shall be maintained and kept clear of improvements, trees, shrubs, and other vegetation and the applicant shall abide by all conditions as stated in the easement agreement dated July 7, 2001. Any improvements may be removed by the Water District if necessary to access infrastructure under the easement.	All site, landscape, grading and drainage and fuel modification plans must have water district easement clearly depicted. Final check by Regional Planning Staff shall verify easement area is clear. Clearance will be communicated to Las Virgenes Municipal Water District.	Final check for easement clearance must be done prior to finalization of building permit.	Applicant	Department of Regional Planning, Las Virgenes Municipal Water District
18.2	Utilities and Service Systems	The applicant will provide the Department of Regional Planning and the Department of Public Health's Land Use Program Section with a "Will Serve" letter from Las Virgenes Municipal Water District to ensure potable water for the proposed project.	Contact Las Virgenes Municipal Water District, provide a copy of "Will Serve" letter to Regional Planning and Public Health	Prior to issuance of grading and building permits	Applicant	Department of Public Health's Land Use Program

MITIGATION MONITORING AND REPORTING PROGRAM (MMRP)
PROJECT NO. R2008-00493 / PERMIT NO. RVAR 200800014 / ENV NO. 200800039

19	Mitigation Compliance	As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting compliance report to the Department of Regional Planning for review, and for replenishing the mitigation monitoring account, as necessary, until all mitigation measures have been implemented and completed.	Submittal and approval of compliance report and replenishing mitigation monitoring account	Yearly and as required until all measures are completed.	Applicant and subsequent owner(s)	Department of Regional Planning
2						



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



VARIANCE BURDEN OF PROOF

In addition to the information required on the application by Chapter 22.56, Part 2, the applicant for a variance shall substantiate to the satisfaction of the Director the following facts:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification; and

The topography, location and surroundings of the property make it infeasible to conform to the requirements of the Ridgeline Ordinance. Due to the very steep topography around the existing graded pad, to comply with the Ridgeline Ordinance requirements, would make the proposed residence inaccessible from Beacontree lane.

B. That such variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone; and

Under the Ridgeline Ordinance, it is not feasible to construct a single family residence with access to Beacontree lane. The Ridgeline Ordinance would require placement of the Residence off existing pad and create an unnecessary dilemma for access. The existing pad was previously graded and inspected by Building and Safety in June 2001.

C. That the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone.

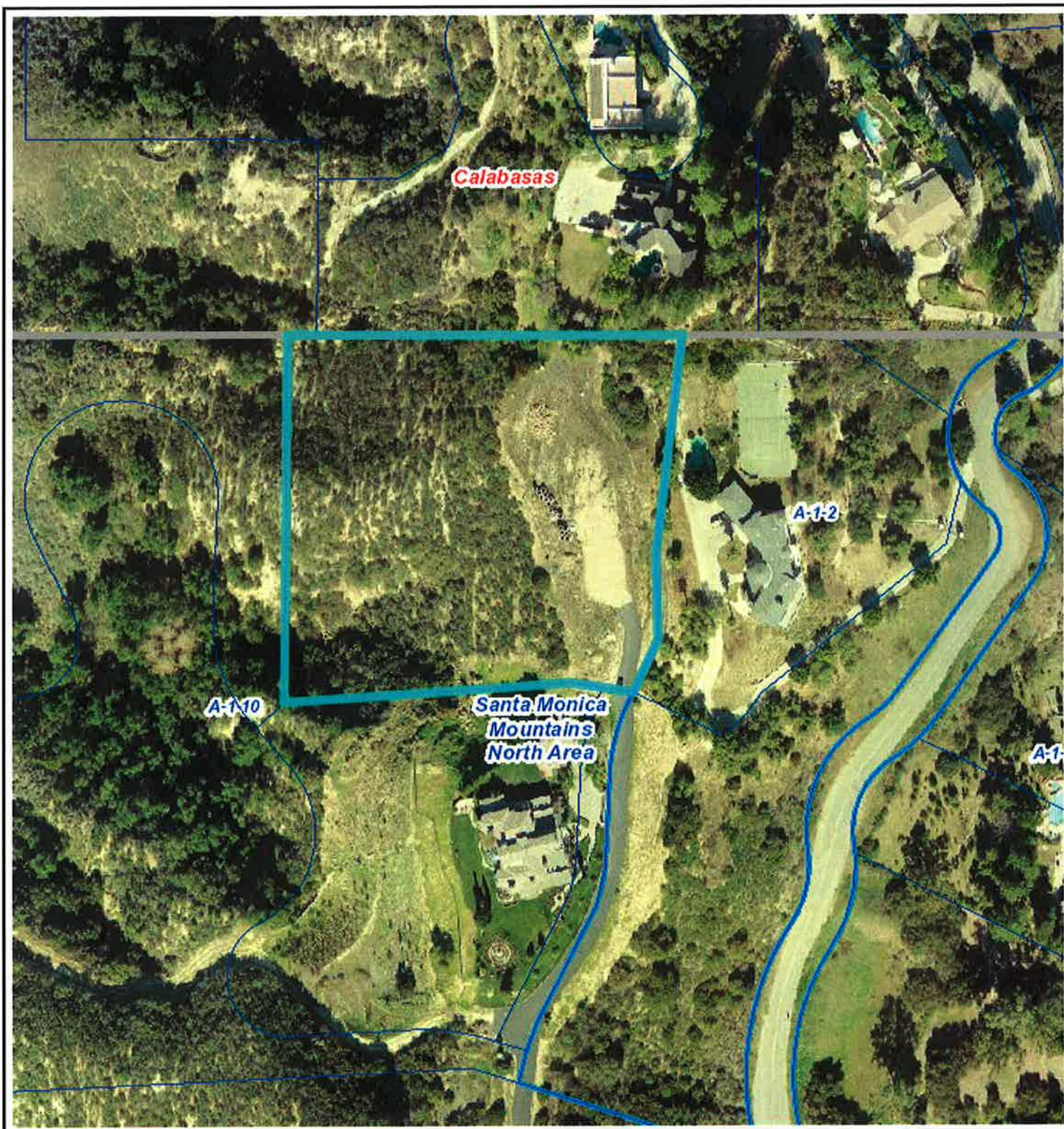
The Variance will allow the construction of a single family residence that is consistent with the neighborhood characteristics both in style and elevation. Granting the variance will not be materially detrimental to the public welfare or be injurious to other property or improvement in the same vicinity and zone.





PHOTO SIMULATION
OF NEW RESIDENCE





Department of Regional Planning

Beacontree Lane Project R2008-00493

Printed: Aug 08, 2013



0 300
Feet

Copyright 2012 - Los Angeles County Department of Regional Planning, GIS Section. Note: This map represents a quick representation of spatial imagery or vector layers using GIS-NET3. The map should be interpreted in accordance with the GIS-NET3 disclaimer statement. Printed with permission from the Los Angeles County Dept. of Regional Planning. All rights reserved.





Dedicated to Providing Quality
Water & Wastewater Service

MAY - 4 2011

President

Lee Renger

Director, Division 3

Vice President

Joseph M. Bowman

Director, Division 4

Secretary

Charles P. Caspary

Director, Division 1

Treasurer

Barry S. Steinhardt

Director, Division 5

Glen D. Peterson

Director, Division 2

MWD Representative

John R. Mundy

General Manager

Wayne K. Lemieux

Counsel

HEADQUARTERS

4232 Las Virgenes Road

Calabasas, CA 91302

(818) 251-2100

Fax (818) 251-2109

WESTLAKE

FILTRATION PLANT

(818) 251-2370

Fax (818) 251-2379

TAPIA WATER

RECLAMATION FACILITY

(818) 251-2300

Fax (818) 251-2309

RANCHO LAS VIRGENES

COMPOSTING FACILITY

(818) 251-2340

Fax (818) 251-2349

www.lvmwd.com

MEMBER AGENCY OF THE
METROPOLITAN WATER
DISTRICT
OF SOUTHERN CALIFORNIA

May 3, 2011

Steve Mar

Zoning Permits East Section

Department of Regional Planning

Los Angeles County

320 West Temple Street

Los Angeles, CA 90012

Re: Negative Declaration

2745 Beacontree Lane, Calabasas

Project No. R2008-00493 / RENV200800039

Dear Mr. Mar:

Las Virgenes Municipal Water District (LVMWD) is in receipt of your request for agency comment concerning the potential environmental effect of the proposed project located at 2745 Beacontree Lane, Calabasas, CA.

The District suggests the following item be addressed in preparation of a CEQA document regarding this project.

- The District owns an easement to maintain and operate an existing potable main at the proposed project site; therefore, landscaping design and activities are conditional to the terms described in the easement (see attached).

If you have any questions, please contact Lindsay Cao at 818.251.2100.

Very truly yours,

David R. Lippman

Director of Facilities and Operations

LC:acg



EASEMENT

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**RANDALL C. RUNK and CATHERINE L. RUNK,
husband and wife as Community Property**

do hereby grant to LAS VIRGENES MUNICIPAL WATER DISTRICT, a municipal corporation of the State of California, Grantee, as easement for, and the right to construct, maintain, operate, and use, waterlines and appurtenant structures in and across the real property in the County of Los Angeles, State of California, described as

EXHIBIT "A" (Legal Description)

EXHIBIT "B" (Easement Plat)

Together with the right to enter upon, remove improvements, trees, shrubs and other vegetation, and to pass and repass over and along said easement and right of way and to deposit tools, implements, and other materials thereon, by said Grantee, its officers, agents and employees, and by any contractor, his agents and employees, engaged by said Grantee, whenever and wherever necessary for the purposes above set forth, reserving unto grantor the right to construct, operate and maintain improvements, trees, shrubs and other vegetation which do not interfere with the grantee's use of the subject easement as determined by the grantee in its sole discretion.

It is understood that each undersigned Grantor grants only that portion of the above described land in which said Grantor has an interest.

Date:

By:

Randall R. Runk

RANDALL R. RUNK

State of California } ss.
County of Los Angeles

By:

Catherine L. Runk

CATHERINE L. RUNK

Subscribed and sworn to (or affirmed) before

me this 7th day of July

2001, by Randall R. Runk and Catherine L. Runk

[Signature]
Signature of Notary Public



Rudy Silvas

From: Tom Bartlett [tbartlett@cityofcalabasas.com]
Sent: Monday, March 18, 2013 10:28 AM
To: Rudy Silvas
Cc: Maureen Tamuri; Gina Natoli
Subject: Comments regarding Project No. R2008-00493/ RENVT 200800039/ RVART 200800014

Good morning, Mr. Silvas:

Thank you for the ***Second Notice of Consultation*** regarding the above referenced project. The amended single-story project design is far superior to the original design, and is clearly more responsive to the site constraints and the sensitive nature of the Mulholland Highway scenic corridor.

I support the documented mitigation measures, which include: 1) a restriction on the height of the proposed dwelling, limiting the structure(s) to one-story; 2) required landscaping to further screen the structures from scenic corridor views; 3) donation of a conservation easement benefitting either the Mountains Recreation & Conservation Authority (MRCA) or the Mountains Restoration Trust (MRT) for the western one-half of the property (approx.. 1.8 acres), with such easement(s) to be recorded prior to issuance of any permits; 4) preservation of the existing Water District easement; and, 5) various impact mitigation fee requirements, including library and fire protection.

The one clarification I urge you to seek with the developer (and with either MRCA or MRT, as the beneficiary to the proposed conservation easement), would be that all costs associated with annual fuel modification work shall be the responsibility of the property owner.

Again, thank you for considering my comments regarding the original project design, and for working diligently with the property owner and design professionals to achieve a far less impactful project upon re-submittal.

Tom Bartlett, AICP
City Planner
City of Calabasas
818-224-1703

Rudy Silvas

From: Harris, Scott P.@Wildlife [Scott.P.Harris@wildlife.ca.gov]
Sent: Thursday, August 08, 2013 11:12 AM
To: Rudy Silvas
Subject: RE: R2008-00493 Late informal consultation request
Attachments: Example Bird Language for CEQA LETTERS 2013.doc; CEQA NOP ATTACH 1 Final Nov09[1].doc

Hi Rudy,

I reviewed the information you sent me yesterday and today in the Notice of Consultation for the SFH proposal on a 3.28 acre site at 2745 Beacontree Ln., Calabasas. Below are some comments and recommendations:

This address did not show up on Google Earth or Google Maps; the address street must not be paved or recognized. Providing an aerial of the site and surrounding area is helpful.

With pre-graded sites, the Department look at what resources could have occurred on site before grading. Granted, grading was already approved but, has any vegetation returned to the site since it was graded? Sometimes rare/state/federal listed plants appear from the seed bank following grading, like Lyon's pantacheta as demonstrated with the other site off 31228 Lobo Cyn. Rd. in Agoura that Shirley consulted Mary Meyer on recently. This was an approved graded site that violated their permit so it reopened review as part of remedial grading permit. Otherwise no botanical assessment would have been performed otherwise for the original grading approval. Seeds of special status plants are just as significant as the growing plant. Was there a botanical survey done on site? There should be one done after the winter rains following the Department's guidelines (attached). If special status plants will be impacted, further consultation with the Department is warranted prior to project commencement. Additional avoidance or mitigation measures may be required.

If vegetation is on site and will be removed or disturbed or if disturbances done near vegetation, the Department's bird nesting avoidance language (attached) is recommended.

Restricting fences that will obstruct wildlife movement through the area is warranted as recommend by the SMMC. Also any other fencing in in the project area should be constructed with materials that are not harmful to wildlife. Prohibited materials include, but are not limited to, spikes, glass, razor, or barbed wire. All hollow fence posts or fences with top holes, such as metal pipes, shall be capped or plugged to prevent the entrapment of wildlife species.

Consultation with the Department on if a Streambed Agreement is should be done as stated in the MMRP.

Please remove the word Services from the MMRP in reference to the Department and replace with California Department of Fish and Wildlife (the word Services may confuse our Dept. with the US Fish and Wildlife Service)

The CE recommendations by the SMMC (and the other protective measures they included) are a good idea to protect the watershed in the Canyon and connectivity with protected open space. However, if the property is one of the only habitat connections to the two preserves, 20 feet is too narrow for wildlife. This should be described in more detail in the IS (how the project effects wildlife movement). For drainage protection, the Department recommends a minimum 100 foot buffer around each side of a drainage to protect from edge effects. I know wide buffers may be a challenge for a property of this size.

There may still be vegetation removal adjacent to the site from fuel modification? If so please follow botanical and bird survey recommendations above.

Thank you for the opportunity to provide input.

SANTA MONICA MOUNTAINS CONSERVANCY

RAMIREZ CANYON PARK
5750 RAMIREZ CANYON ROAD
MALIBU, CALIFORNIA 90265
PHONE (310) 589-3200
FAX (310) 589-3207



November 23, 2009

NOV 30 2009

Mr. Paul McCarthy, Supervising Regional Planner
Impact Analysis Section
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

**Project No. R2008-00493, RENV200800039 / 2745 Beacontree Lane
Stokes and Cold Creek Watershed**

Dear Mr. McCarthy:

The Santa Monica Mountains Conservancy (Conservancy) offers the following comments on the Notice of Consultation for the above referenced project located on the ridgeline between Stokes and Cold Creek Canyons. The subject lot is the highest point on this long and visible ridgeline that was illegally graded flat prior to 1987. Even a modest single story house on the subject 3.38-acre lot will be visually prominent from numerous public locations. These public locations include Mulholland Highway and Calabasas Peak. The house would also be visible from the New Millennium trail on Mountains Recreation and Conservation Authority (MRCA) property in Stokes Canyon, from the Calabasas Cold Creek Trail, the Secret Trail on the east side of Mulholland Highway, and southerly sections of the Stokes Ridge Trail.

The property also abuts core habitat of the central Santa Monica Mountains in the upper Stokes Canyon watershed. The MRCA also just acquired a ten acre parcel the abuts the northwestern corner of the subject parcel. Furthermore the private parcel to the immediate west of the subject parcel contains a small perennial spring located less than 250 feet from the proposed 8,000-square-foot house. This unique spring provides a key year-round water source for animals with home ranges covering several hundred acres.

Any house on the subject ridgeline pad will result in adverse visual and ecological impacts to the above described natural and scenic resources. One glance at Google Earth aerial photography shows how other houses on the subject ridgeline require extensive brush clearance in both the Cold Creek and Stokes Canyon watersheds. Such brush clearance contributes to erosion, creates visual blight, and results in large areas conducive to the growth and spreading of detrimental non-native weedy vegetation species.

Paul McCarthy

Project No. R2008-00493, RENV200800039 / 2745 Beacontree Lane

November 23, 2009

Page 2

Any house and fencing constructed along the subject ridgeline will also result in a loss habitat connectivity between the Cold Creek and Stokes Canyon watersheds. That connectivity has rapidly eroded in the last 20 years. There is reasonable connectivity on private land to the immediate south, but development could easily extinguish it. For this reason every project on the ridgeline down to Mulholland Highway should contribute some permanent increment of cross ridgeline habitat connectivity. Even 20-foot-wide connections should be incorporated into every project approval.

All of the subject houses on this ridgeline benefitted from the illegal 1980s grading and were approved prior to the North Area Plan Ridgeline Ordinance. Although all of the existing ridgeline houses scar the viewshed, that is not a reason to approve another house that would greatly exacerbate that reduced scenic and ecological resource.

The applicant is asking for a variance to the Ridgeline Ordinance on a prominent ridgeline between two sensitive watersheds of the Malibu Creek drainage. To earn that variance from the County, the only good public policy is to maximize the resource protections from the proposed project and to minimize impacts even if they are not significant. The current project fails miserably to achieve any public benefits.

To achieve adequate public benefit that warrants a Ridgeline Ordinance variance, the project must be slightly modified and heavily mitigated. For this reason we urge the County to require the preparation and circulation of a Mitigated Negative Declaration.

We urge the County to deny the Ridgeline Ordinance variance unless all of the following mitigation measures and project modifications are permanently and irrevocably incorporated into the proposed project, the MND, and all entitlements.

1. Move the western face of the house back (eastward) at least 20 feet to reduce required brush clearance on the slopes in Stokes Canyon directly above the just offsite perennial spring.
2. The applicant states in writing that he/she is willing to voluntarily accept a condition to donate a conservation easement to the Mountains Recreation and Conservation Authority (MRCA) or the Mountains Restoration Trust (MRT) over all portions of the property west of (downslope from) the 1380 foot contour and that such easement must be recorded prior to the issuance of any permits including grading permits. Said easement shall not be subordinate to any loans or liens on the property. Said easement shall prohibit all fencing, walls, retaining walls, lighting, non-native plants, hardscape, domestic animal enclosures,

Paul McCarthy

Project No. R2008-00493, RENV200800039 / 2745 Beacontree Lane

November 23, 2009

Page 3

or storage of materials. Said easement shall allow non-overhead irrigation and brush clearance required in writing by the Fire Department.

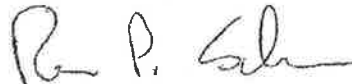
3. The applicant states in writing that he/she is willing to voluntarily accept a condition to donate a second conservation easement to the Mountains Recreation and Conservation Authority (MRCA) or the Mountains Restoration Trust (MRT) that includes a contiguous, minimum 20-foot-wide section of property that connects the easement described above to the eastern property boundary. Such easement must be recorded prior to the issuance of any permits including grading permits. Said easement shall not be subordinate to any loans or liens on the property. Said easement shall prohibit all fencing, walls, retaining walls greater than 18 inches in height, lighting, non-native plants, hardscape, domestic animal enclosures, or storage of materials. Said easement shall allow non-overhead irrigation and brush clearance required in writing by the Fire Department.

4. The applicant shall provide recordable metes and bounds legal descriptions of the conservation easement(s) and a current preliminary title report to the receiving entity. The applicant shall also pay a one time \$500 processing fee to the receiver of each conservation easement(s) prior to easement recordation. The public should not have to shoulder the cost of the completing the mitigation for the applicant's Ridgeline Ordinance variation.

The two conservation easements will protect habitat resources, maintain some habitat connectivity, and reduce the visual impacts of fuel modification activities.

If you have any questions, please contact Paul Edelman, Deputy Director of Natural Resources and Planning, at 310-589-3200 ext. 128.

Sincerely,

A handwritten signature in dark ink, appearing to read "R. P. Schaffer", written in a cursive style.

RONALD P. SCHAFER
Chairperson



MOUNTAINS RECREATION & CONSERVATION AUTHORITY
Ramirez Canyon Park
5810 Ramirez Canyon Road
Malibu, CA 90265
Phone (310) 589-3230 Fax (310) 589-2408

October 21, 2013

Paul McCarthy, Supervising Regional Planner
Impact Analysis Section
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Project Number R2008-00493 / RENVT 200800039 / RVART 200800014
2745 Beacontree Lane, Calabasas
Stokes and Cold Creek Watershed

Dear Mr. McCarthy:

The Mountains Recreation and Conservation Authority (MRCA) would like to extend our appreciation for the incorporation of donating two conservation easements into the Mitigation Monitoring and Reporting Program (MMRP) for the residential development at 2745 Beacontree Lane, Calabasas, where a single-story private residence is proposed. These conservation easements and other conditions requested by the Santa Monica Mountains Conservancy in a letter dated November 23, 2009, have been addressed in the Initial Study and the MMRP.

The project site is located on the highest point on a long and visible delineated significant ridgeline between the Stokes and Cold Creek Canyons. The property abuts core habitat of the central Santa Monica Mountains in the upper Stokes Canyon Watershed, and a 10-acre open space parcel belonging to the MRCA. A small perennial spring on a private parcel immediately west of the subject property is located less than 250 feet from the proposed 8,000-square-foot house. This unique spring provides a key year-round water source for animals with home ranges covering several hundred acres.

One of the conservation easements, to be located west of the property, and downslope from the 1380-foot elevation contour, will ensure that core habitat in the Stokes Canyon Watershed is permanently protected from further development. The other conservation easement, a 20-foot-wide section of the northeasterly portion of the property, connects to the aforementioned easement, and provides a corridor to Stokes Canyon below to the west.

Mr. Paul McCarthy
Project Number R2008-00493, 2745 Beacontree Lane, Calabasas
October 21, 2013

Page 2

It is imperative that these conditions of approval remain intact in the MMRP. We anticipate that these conservation easements will be recorded with the conditions defined in the MMRP, before any building or grading permits can be issued. We appreciate your consideration in our concerns. If you have any questions, please contact Jessica Nguyen of our staff by phone at (310) 589-3230, ext. 125, or by email at jessica.nguyen@mrca.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Edelman', with a long horizontal flourish extending to the right.

Paul Edelman
Chief of Natural Resources and Planning